



A substantial five bedroom modern detached house
Sandy Lodge Road, Rickmansworth, Hertfordshire WD3 1LP



Asking Price: £4,750 pcm

A substantial five bedroom modern detached house

Sandy Lodge Road, Rickmansworth, Hertfordshire WD3 1LP

• ENTRANCE HALLWAY • GUEST CLOAKROOM • SPLIT LEVEL LIVING/SITTING ROOM • DINING ROOM • MODERN FITTED KITCHEN & BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH ENSUITE SHOWER ROOM • SECOND BEDROOM WITH ENSUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • GARAGE • LANDSCAPED GROUNDS

Description

A substantial five bedroom detached house in grounds of over a third of an acre, with delightful views over the playing fields of Northwood Prep. Offered to a high standard throughout, located on the exclusive Moor Park Private Estate with convenient access and within walking distance of Moor Park shops, restaurants and the Metropolitan Line Station.

Location

Conveniently located within walking distance from Moor Park shops, restaurants & the Metropolitan Line train station provides a fast commuter links to Baker Street, The City & beyond. Northwood shopping centre is approximately a mile away and offers a further wider range of shops, restaurants and supermarkets together with its Metropolitan Line train station. The local area is well served for state and private schools for all ages and genders, including Merchant Taylors' Prep and Senior Schools, which are located on the estate. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.





Additional Information

- Local Authority: Three Rivers
- Council Tax: Band H
- Energy Efficiency Rating: Band D
- Available Date: 02/06/2020

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		70
(55-68) D	63		(55-68) D	57	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

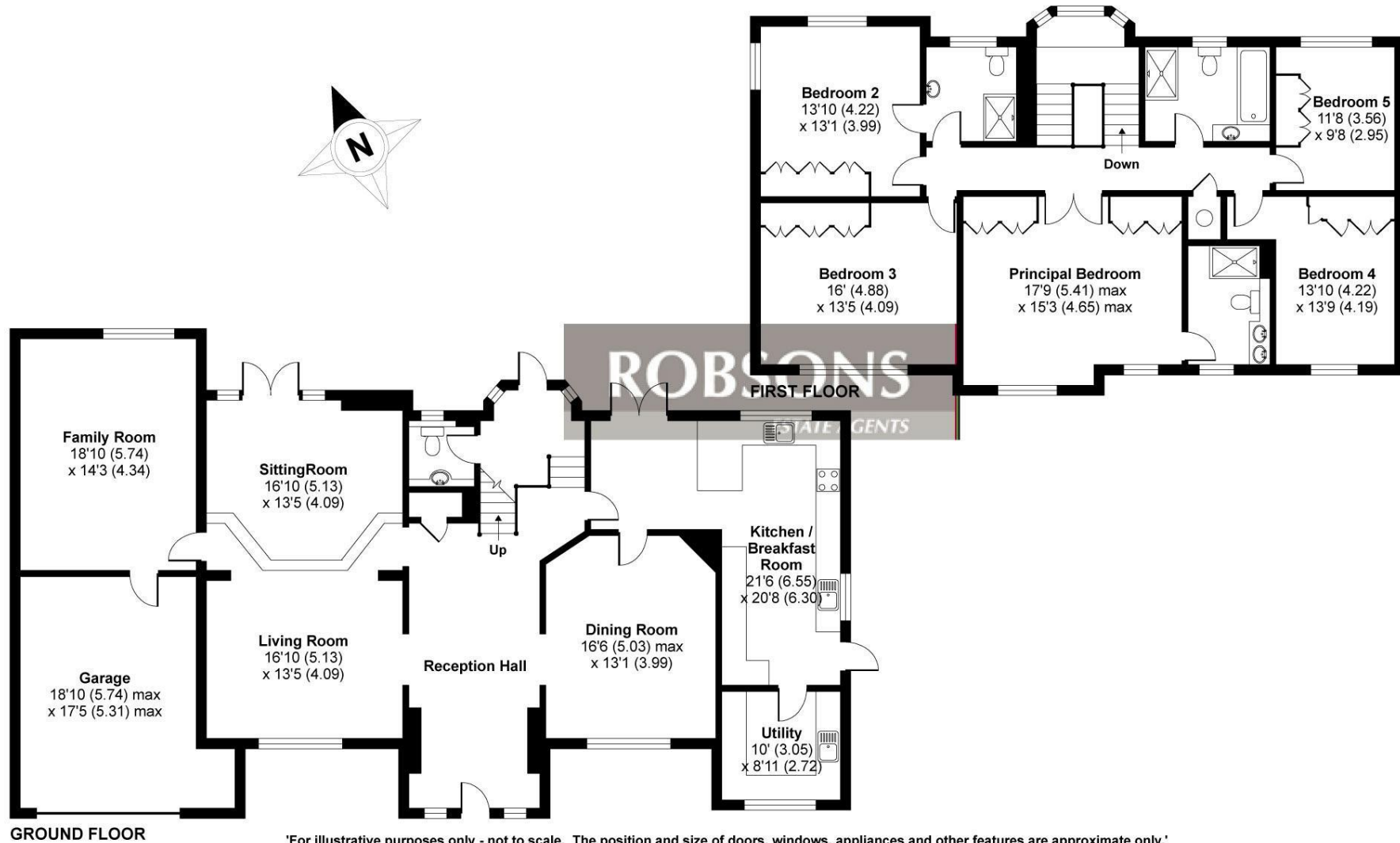
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Sandy Lodge Road, Rickmansworth, WD3 1LP

APPROX. GROSS INTERNAL FLOOR AREA 3462 SQ FT 321.6 SQ METRES (INCLUDES GARAGE)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2014 Produced for Robsons REF : 549942

ROBSONS

3 Maxwell Road, Northwood, Middlesex HA6 2XY
T: 01923 822211 F: 01923 820783 E: lettings@robsonswb.com



Robsons Residential Lettings Limited is a company registered in England and Wales and its registered office is at 23 Church Street, Rickmansworth, Hertfordshire WD3 1DE
Registered Number - 07557114 VAT Registered No - 211 239 453