



A three bedroom semi detached house  
Capell Road, Rickmansworth, Hertfordshire WD3 5HZ

**ROBSONS**

**Asking Price: £1,575 pcm**

## **A three bedroom semi detached house**

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• ENTRANCE HALL • RECEPTION ROOM • KITCHEN/BREAKFAST ROOM • GROUND FLOOR BATHROOM • THREE BEDROOMS • REAR GARDEN • GARDEN MAINTENANCE INCLUDED IN MONTHLY RENT • DOUBLE GLAZING • STORAGE AREA TO SIDE OF PROPERTY • OFF STREET PARKING TO FRONT • UNFURNISHED

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### **Description**

A newly decorated three bedroom semi detached house located close to Chorleywood village and shops. The house comprises; entrance hall with stairs rising to first floor. Living/ dining room with feature fireplace, fitted kitchen and downstairs bathroom. Upstairs comprises; small landing, large master bedroom with feature fireplace and airing cupboard as well as two further bedrooms, with beautiful views towards Chorleywood Common. There is driveway parking to the front with a useful storage area to the side of the property and well maintained garden to the rear.



### **Location**

Chorleywood Village provides a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. St Clement Danes School is within short walking distance. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.





### Additional Information

- Local Authority: Three Rivers District Council
- Council Tax Band: D
- Energy Efficiency Rating: Band D
- Available Date: 14/12/2019

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		89	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	62		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

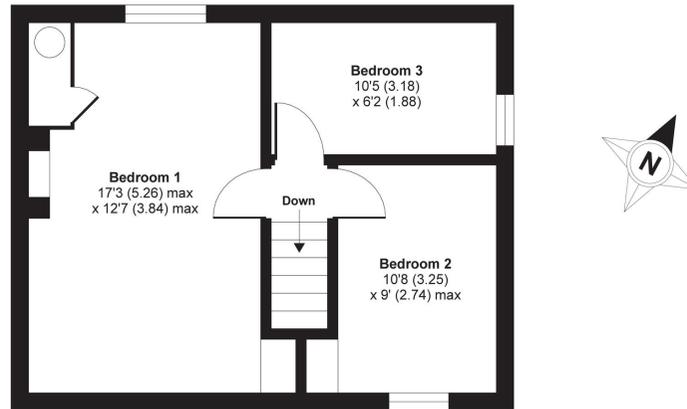
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

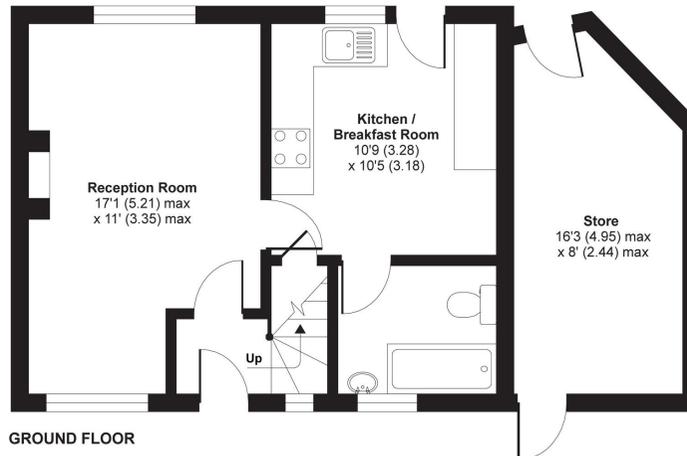


# Capell Road, Chorleywood, Rickmansworth, WD3

APPROX. GROSS INTERNAL FLOOR AREA 768 SQ FT 71.3 SQ METRES (EXCLUDES STORE)



FIRST FLOOR



GROUND FLOOR

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.

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