

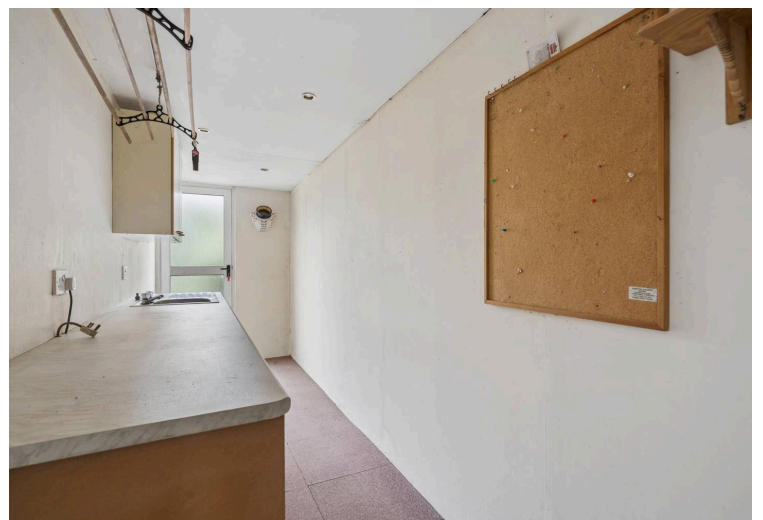
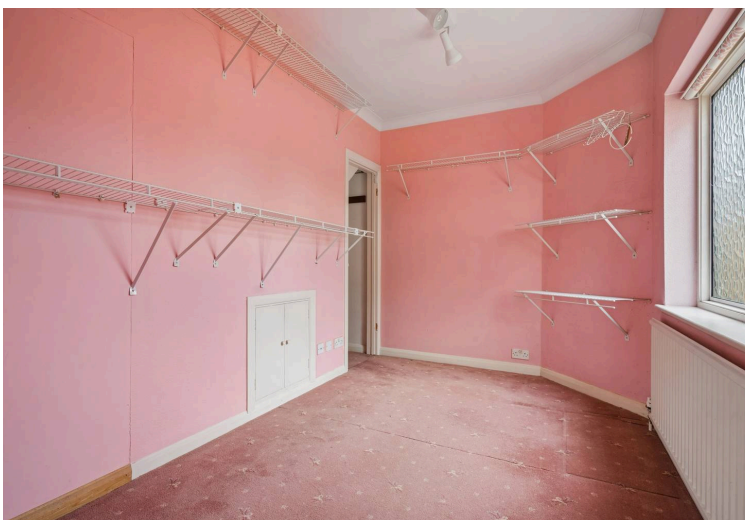


## Beacon Way, Rickmansworth, WD3

£1,100,000 Guide Price | Freehold

CHAIN FREE DETACHED CHALET STYLE BUNGALOW • RECEPTION ROOM • 20' KITCHEN/DINING ROOM AND A UTILITY ROOM • TWO GROUND FLOOR BEDROOMS WITH CONVENIENT DRESSING ROOM AND EN-SUITE FAMILY BATHROOM TO REAR BEDROOM • TWO BEDROOMS TO FIRST FLOOR WITH EN-SUITE BATHROOM AND A SEPARATE SHOWER ROOM • INTEGRAL GARAGE • REAR GARDEN • DRIVEWAY PARKING TO FRONT FOR UP TO THREE CARS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



Entering through a spacious hallway, you are welcomed into light-filled rooms that create a warm and inviting atmosphere. The reception room overlooking the front has a classic feature fireplace and leads to the kitchen/dining room. The ground floor bedrooms are well-proportioned, with the rear bedroom enjoying direct access to the rear garden from double French doors, an en-suite family bathroom with separate walk-in shower, and a dressing room. There is a storage room/cloak room off the hallway and a guest W.C for added convenience. The 20' open plan kitchen and dining room complete with breakfast bar and space for appliances, also provides access to the rear garden via a French door and leads to the utility room, with ample storage plus external access, perfect for keeping household tasks separate from living spaces.

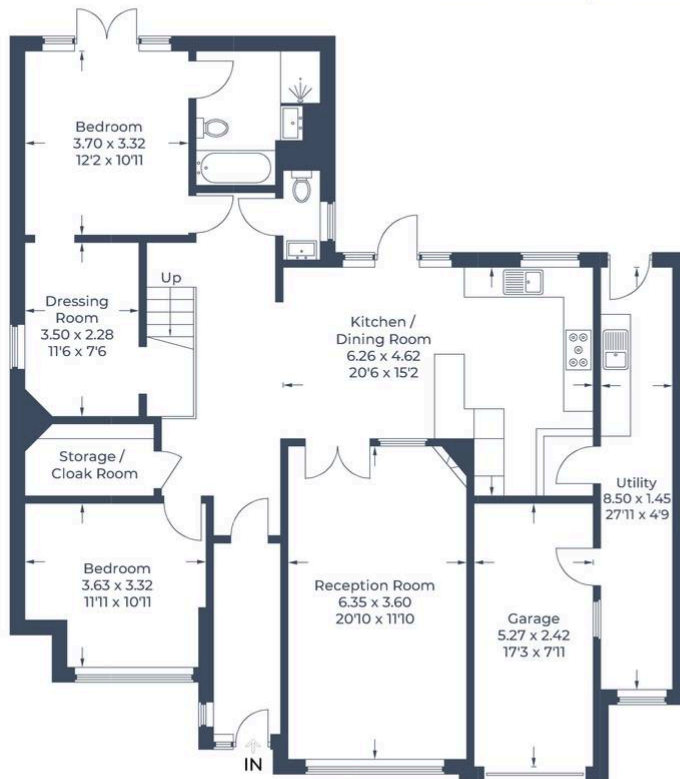
To the first floor are two further bedrooms, with the main bedroom benefitting from an en-suite bathroom, with bath and wash hand basin, plus plenty of space with built-in storage in three full-height double wardrobes. There is also a separate shower room to the first floor, with



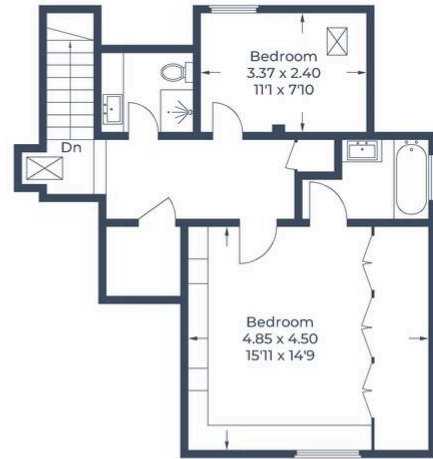
Situated on the popular Cedars Estate, approximately one mile North West of Rickmansworth Metropolitan/Chiltern station and Town Centre in this sought after residential, tree lined road. The M25 is reached via a drive to Junctions 17 or 18. There is a choice of good local schooling. The Aquadrome and surrounding areas provide leisure facilities for the golfer, equestrian and water skier.



Approximate Gross Internal Area  
Ground Floor = 145.2 sq m / 1,563 sq ft  
First Floor = 51.9 sq m / 559 sq ft  
Total = 197.1 sq m / 2122 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.