

**Broughton Way, Rickmansworth WD3 8GW**

**£2,250 PCM**



- THREE Bedroom Family Home
- 18ft Reception Room
- Downstairs W/C
- Gas Central Heating
- Off Street Parking
- Quiet Cul-De-Sac
- Modern Fitted Kitchen
- Garden With Patio
- Garage
- EPC Rating C

A modern THREE bedroom end of terrace property located in a quiet cul-de-sac on the popular Penn Heights development in Rickmansworth.

Refurbished last year, the accommodation comprises; an entrance hall, downstairs cloakroom, recently fitted kitchen with appliances, spacious 18ft reception room with patio doors onto garden, main bedroom with built-in wardrobes & en-suite shower room, two further bedrooms and luxury bathroom.

Further benefits include; gas central heating, double glazing, wood flooring and recently fitted carpets. There is off street parking to the front of the property (in front of the garage) for approximately two cars and an enclosed garden to the rear with patio area with access to the adjoining garage.

Located within close proximity of popular local schools and Rickmansworth station (Chiltern line) and William Penn Leisure Centre.

Available immediately unfurnished.

Rent: £2,250 PCM

Deposit: £2,596.15 (5 weeks' rent)

Holding deposit: 1 week's rent £519.23 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: South Three Rivers

Council tax band: E

Internet Speed: Download - (up to) Ultrafast 1800 Mbps  
Upload - (up to) 220 Mbps

Mobile Coverage:

EE - Good outdoor and in-home

Three - Good outdoor and in-home

O2 - Good outdoor

Vodafone - Good outdoor, variable in-home

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>



L  
LAKIN & CO



L  
LAKIN & CO



L  
LAKIN & CO

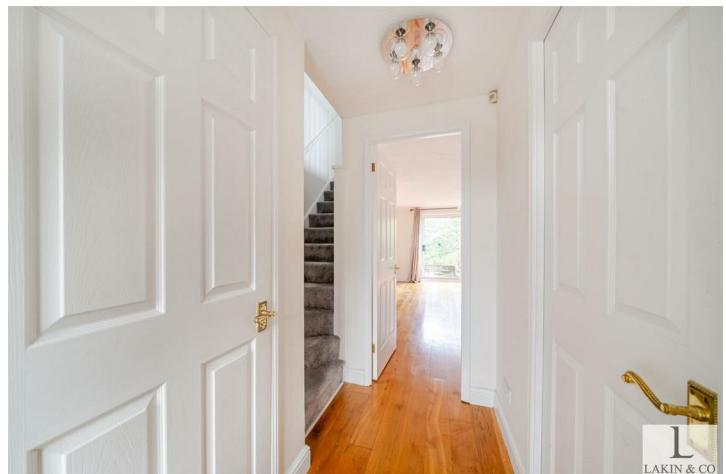




LAKIN & CO

Broughton Way, Rickmansworth WD3 8GW

£2,250 PCM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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





## Broughton Way, Rickmansworth, WD3



Approximate Area = 870 sq ft / 80.8 sq m

Garage = 174 sq ft / 16.1 sq m

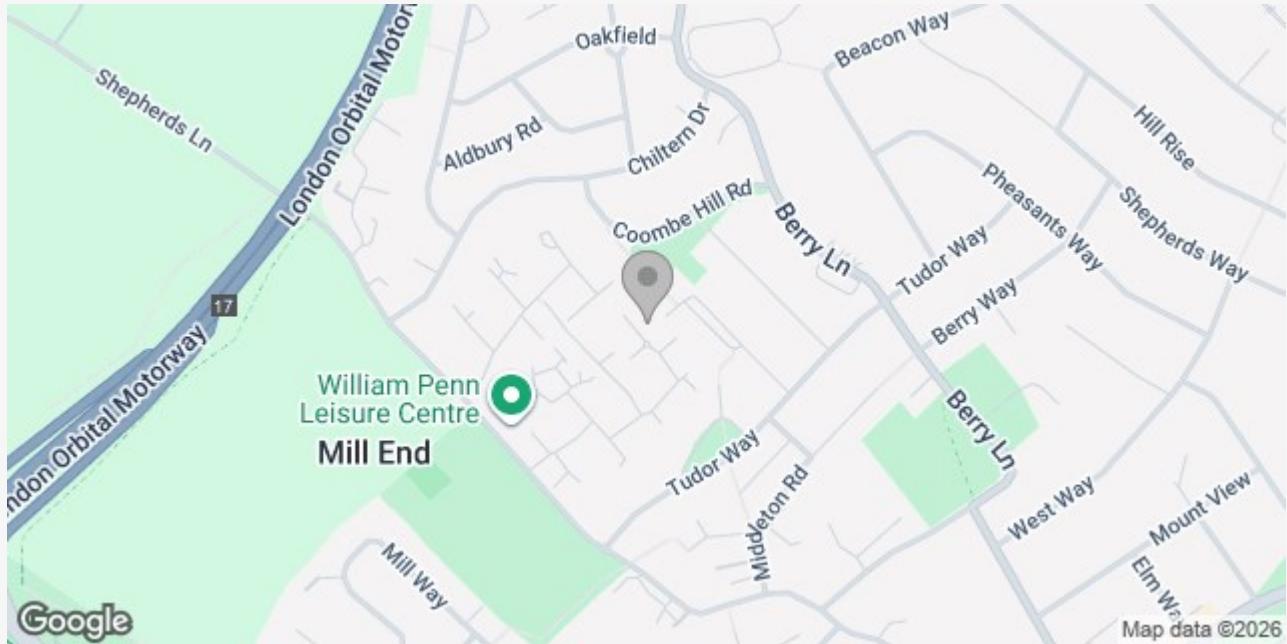
Total = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2025.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.