

Church Lane, Rickmansworth, WD3

£470,000 Freehold

LIVING ROOM • DINING ROOM • KITCHEN • UTILITY ROOM • GUEST CLOAKROOM • TWO DOUBLE BEDROOMS •
FAMILY BATHROOM • REAR GARDEN

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A good-sized TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, situated on a popular residential road, with a private driveway.

The ground floor of this property comprises of a spacious reception room to the front that is currently being used as a dining room. To the middle of the property is a further reception room, that leads into the kitchen. A utility room and guest cloakroom completes this floor.

To the first floor there are two good-sized doubles bedrooms with a modern family bathroom. Externally, at the front of the property there is a driveway. To the rear is a private garden, made up of mainly slate stones.

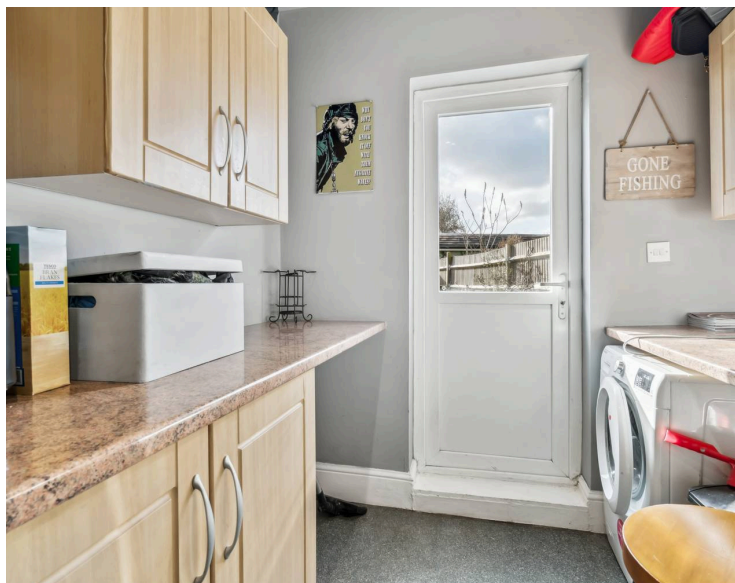
The property is situated close to local shopping parades, bus routes and schools. Rickmansworth Metropolitan/Chiltern Line station and the Town Centre are approximately one mile away whilst the M25 Motorway is reached via a short drive to Junction 17. The William Penn Leisure Centre is nearby, and it is just a short walk to Rickmansworth Aquadrome with its fantastic leisure facilities and nature reserve.

Nearest Station: 1.1 miles – Rickmansworth Station

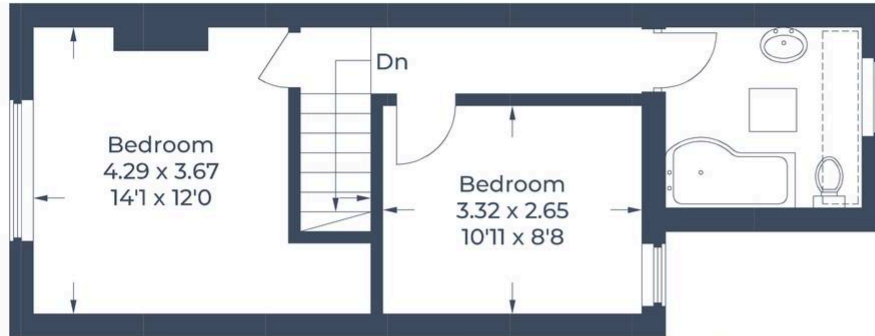
Council Tax band: D

EPC Energy Efficiency Rating: E


EPC Environmental Impact Rating: E

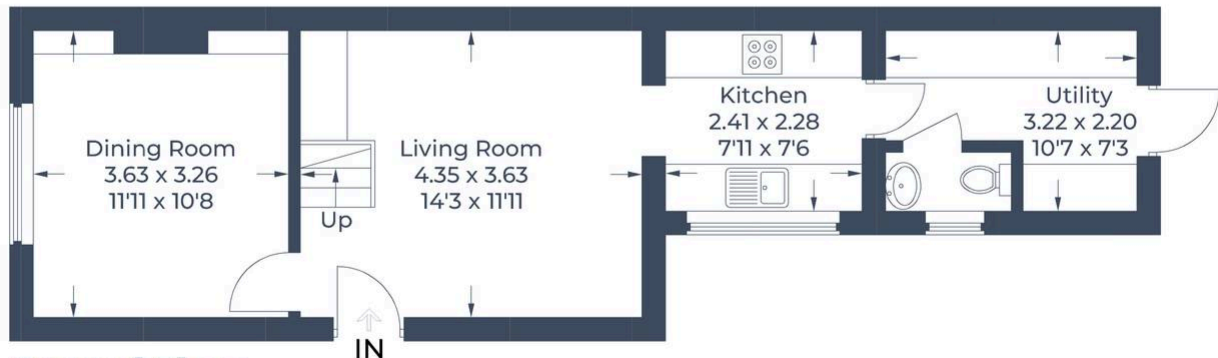


Approximate Gross Internal Area
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 34.7 sq m / 373 sq ft
 Total = 77.7 sq m / 836 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0"



Ground 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.