

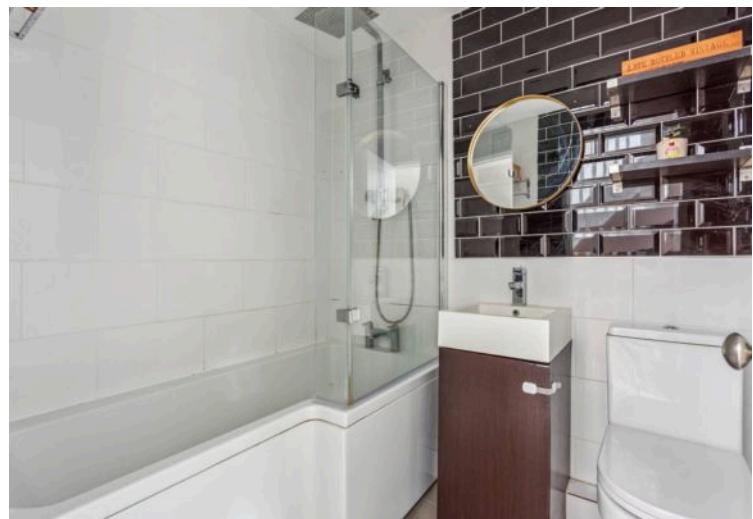


Williamson Way, Rickmansworth, WD3

£615,000 Freehold

SPACIOUS LIVING ROOM • MODERN KITCHEN/DINING ROOM • GUEST CLOAKROOM • THREE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • FAMILY BATHROOM • REAR GARDEN • TWO ALLOCATED PARKING SPACES

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A beautifully presented and extended THREE BEDROOM TERRACED HOME, conveniently located on a quiet cul-de-sac at the edge of a hugely popular development, close to local schools.

Stepping inside, you are greeted by a large living room that exudes warmth and comfort. The property continues to impress with a modern kitchen and dining room. The rooms are open plan and thoughtfully designed with contemporary fittings and integrated appliances, providing an ideal space for family meals and access to the rear garden. There is also a guest cloakroom located by the front door.

The first floor comprises of two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day and a modern bathroom completes the floor. The principal bedroom is on the second floor and benefits from its own en-suite shower room (perfect for added privacy and convenience).

The rear garden has decking which leads to an area of lawn with timber shed and there is gated access to the rear of the garden. There are also two allocated parking spaces to the front of the property.

Positioned in a modern residential development, approximately 1.5 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Junctions 17 or 18 of the M25 are just a short drive away. The area has a number of excellent schools for both private and state education. The King George V playing fields and William Penn Leisure Centre are a short walk from the property. The M25 motorway is available at both junction 17 and 18 connecting you to the national motorway network. Major London airports are also within reach.

Nearest Station: 1.5 miles – Rickmansworth Station

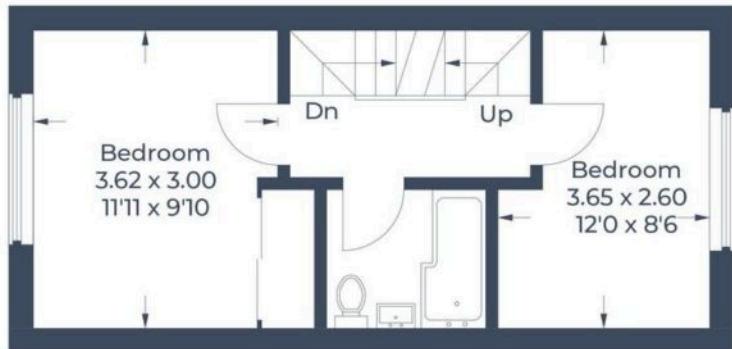
Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area
 Ground Floor = 44.5 sq m / 479 sq ft
 First Floor = 30.3 sq m / 326 sq ft
 Second Floor = 21.0 sq m / 226 sq ft
 Total = 95.8 sq m / 1,031 sq ft



First Floor



Second Floor



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.