

Three Rivers District Council LOCAL AUTHORITY

Freehold **TENURE** 

COUNCIL TAX BAND

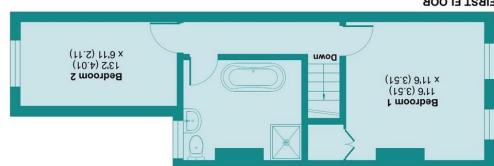
By prior appointment only **NIEMINGS** 



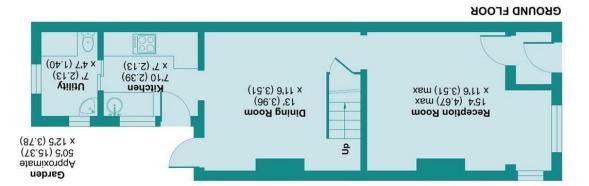
advised to recheck the measurements be relied upon and potential buyers/tenants are taken to ensure their accuracy, they should not purposes only and whilst every care has been approximate and are for general guidance guidance purposes only. All measurements are to prepare these particulars, they are for Agents Note: Whilst every care has been taken

## New Road, Rickmansworth, WD3 3HH

For identification only - Not to scale Approximate Area = 808 sq ft / 75.1 sq m



## FIRST FLOOR



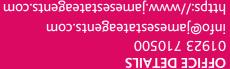
Floor plan produced in accordance with RICS Property Measurement Standards incorpo International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1120474



Sampl

sales and lettings





## **PROPERTY SUMMARY**

NO UPPER CHAIN. Ideally situated in a central village location this Victorian cottage is just a short walk from Croxley Met line station and all local amenities. Accommodation on the ground floor includes two reception rooms, kitchen leading to a utility with the benefit of a WC. Whilst the first floor offers; two double bedrooms and a 4 piece bathroom (including a roll top bath) all accessed off the landing. The pretty rear garden has the benefit of being south facing and is mainly laid to lawn with a garden shed. To the front there is off street parking for one car.

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