

m ps 8 \ 11 ps 88 = gnibliud1uO Approximate Area = 1083 sq ft / 100.6 sq m

NIEMINGS

By prior appointment only

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

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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

England & Wales

COUNCIL TAX BAND

Freehold **TENURE**

Three Rivers District Council LOCAL AUTHORITY

Malvern Way, Rickmansworth, WD3 3QL

For identification only - Not to scale m ps 3.801 \ ft ps 63ff = lstoT

FIRST FLOOR ОПТВИІГВІИБ ysd otni (87.4) 7'21 xsm (32.6) 8'01 x b912 (3.00) (30.5) (30.5) 8'8 x Bedroom 1 ysd otni (7£.4) 4'41 xsm (0£.5) 01'01 x 8edroom 3 12'9 (3.88) (27.5) 'e x Bedroom 2

СВОПИВ FLOOR Lounge 15'5 (4.7.4) into bay xsm (5.4.5) E'11 x x 10'3 (3.12) max Mood Brinid 14'7 (4.45) into bay Mitchen 13'6 (4.12) 13'6 (2.60) x 8'6

(8.65) (8.65)

Approximate (04.82) S'S(

Garden

Floor plan produced in accordance with RICS Property Measurement Stad Edition, Inchronoraling International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1269

https://www.jamesestateagents.com moo.etateagents.com 01923 710500 **OFFICE DETAILS**



MD3 3EN Hertfordshire Rickmansworth 141 New Road **OFFICE ADDRESS**

PROPERTY SUMMARY

An immaculate and very spacious three bed family home offering 1083 sq ft of bright living space and an opportunity to buy in a central village location just a short walk to the Met Station. It has a lovely rear garden, and great off street parking. The property was extended some years ago, the accommodation consists of a lounge, a fitted kitchen opening into a family dining room overlooking a mature nicely landscaped rear garden & and downstairs shower room. The first floor has three exceptional size bedrooms, two with fitted wardrobes and a family bathroom. Additional benefits include, UPVC double glazing, gas central heating, neutral décor and off street parking for 2/3 cars.

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