

Richmond Way, Croxley Green, Rickmansworth, WD3 3SF

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For identification only - Not to scale m ps $6.09 \ \text{l}$ ps 679 = 1810T

Freehold

TENURE

COUNCIL TAX BAND

Three Rivers District Council **LOCAL AUTHORITY**

By prior appointment only

NIEMINGS

England & Wales LL

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

be relied upon and potential buyers/tenants are

advised to recheck the measurements

FIRST FLOOR Bedroom 3 6'11 (2.11) x 6'11 (2.10) Bedroom 1 13'9 (4.20) x 11'6 (3.51) Sedroom S (11'9 (3.57) (4.5.8) 11'01 x

Floor plan produced in accordance with RICS Properly Mesaurement Znd Edition,
Incorporating international Property Mesaurement Standards (IPMSS Residential). © nichecom **GROUND FLOOR**

Lounge 12'6 (3.81) (12.8) 6'01 x

Dining Room 11'6 (3.50) 11'2 (3.41)

Garden Approximate 82' (25.00) 82' (86.9)

Kitchen 17' (5.19) x 6'7 (2.00)

MD3 3EN

Hertfordshire

Rickmansworth

141 New Road

OFFICE ADDRESS

b948 (3.00) 01'9 (20.1) 4'8 x

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PROPERTY SUMMARY

NO UPPER CHAIN. Rarely available a detached house on Richmond Way offering great potential for a DIY enthusiast to improve, renovate and extend (subject to local planning consent) Approx 911 square feet of living space currently. The ground floor accommodations consists of a hallway, a well proportioned lounge leading into dining room and a fitted kitchen. Whilst the first floor has three bedrooms, one with fitted wardrobes, a family bathroom and separate WC. The rear garden is approx 82 foot with a patio area, laid to lawn, planted borders and mature trees. Off street parking available to the front for 2 vehicles. With local amenities, parks, and transport links nearby, this home is perfectly positioned for both tranquillity and accessibility. This property presents a wonderful opportunity for anyone seeking a comfortable family home in a sought-after area.

























