

Canterbury Way, Croxley Green, Rickmansworth, WD3 3SS

Freehold **TENURE**

Three Rivers District Council LOCAL AUTHORITY

COUNCIL TAX BAND

NIEMINGS

By prior appointment only

England & Wales 08

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

СВОПИВ FLOOR FIRST FLOOR Bedroom 3 6'11 (2.12) x 6'11 (2.10) bunod xsm (03.5) 8'11 (02.5) 8'01 x **Bedroom 1** yed of (82.4) 1'4' xem (31.5) 4'01 x **Garage** 16'5 (5.00) 18'5 (2.45) **Bedroom 2** 11'7 (3.52) max x 11' (3.36) mooA gniniQ (38.8) 111 (31.8) 4'01 x Kitchen 12'6 (3.80) 12'6 (3.00) x 6'7 (2.00) For identification only - Not to scale **Garden** Approximate 119'9 (36.51) 7'7'S x m ps £.88 \ II ps f2e = lstoT Garage = 132 sq ft / 12.2 sq m m ps $\partial V \setminus f$ ps $\theta f \theta = s \Rightarrow f \theta \Rightarrow f \theta = f \theta$

Floor plan produced in accordance with RICS Property Messurement 2nd Edition, Incorporating International Property Messurement Standards (IPMS2 Residential). © nichecomproduced for James Estate Agents. REF: 1330358

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



PROPERTY SUMMARY

NO UPPER CHAIN. Classic 1930's three bedroom semi detached house. An opportunity to create a lovely family home in a prime location. Scope to extend STPP. It is in need of complete refurbishment and updating but priced accordingly. Current accommodation includes; lounge, dining room and kitchen on ground floor, whilst on the first floor there are two double bedrooms, one single and a family bathroom. Outside there is off street parking, a garage to the front and a large rear garden in excess of 100'. Early viewing advised.

3



1



2















