

High Street, Rickmansworth, Hertfordshire, WD3 1AY



£399,950 Freehold
2 Double Bedroom Semi Detached House

A TWO DOUBLE BEDROOM MEWS STYLE HOUSE, located in the heart of Rickmansworth Town Centre.

- LIVING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- WOOD BURNER
- STORM PORCH
- COURTYARD
- TOWN CENTRE LOCATION

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On the ground floor of this property is a welcoming storm porch that leads into the spacious open plan living room that benefits from a wood burner. A modern kitchen/dining room completes this floor.

To the first floor is two good sized double bedrooms, one of which benefits from ample built in storage as well as a three-piece family bathroom suite. Outside is a courtyard area.

Positioned a few minutes' walk from Rickmansworth's Metropolitan/Chiltern Line station and right within the Town Centre offering convenient restaurant, bar and shopping facilities. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to junctions 17 or 18.

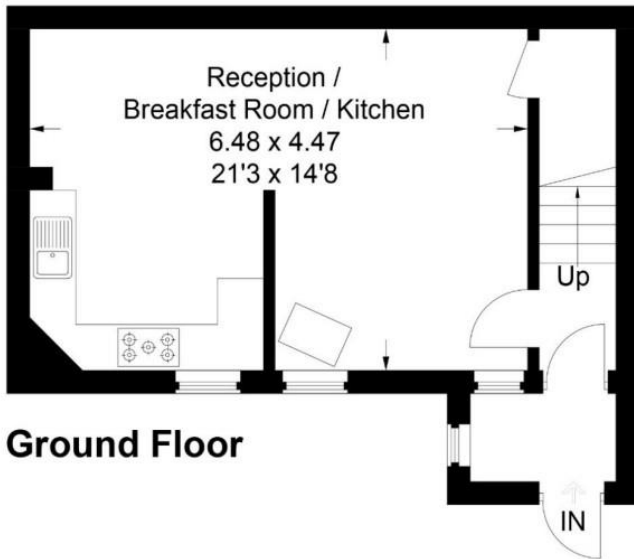
- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 767 Sq ft / 71.3 Sqm
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



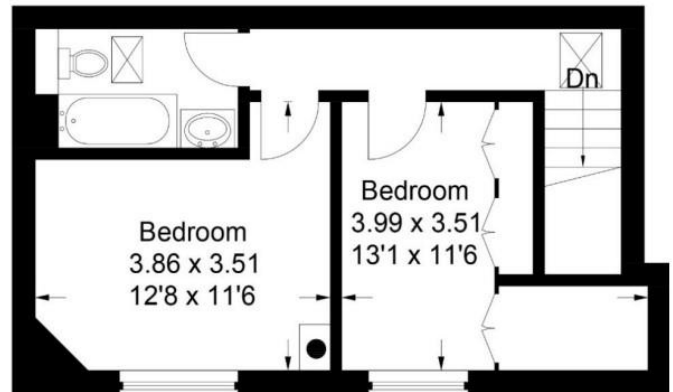
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Approximate Gross Internal Area
 Ground Floor = 36.9 sq m / 397 sq ft
 First Floor = 34.4 sq m / 370 sq ft
 Total = 71.3 sq m / 767 sq ft



Ground Floor



First Floor

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

