

Heron Close, Rickmansworth, Hertfordshire, WD3 1NF



OIEO £750,000 Freehold  
3 Bedroom Semi Detached House

We are delighted to bring to market this THREE BEDROOM SEMI DETACHED HOUSE, in this sought after location, just a short walk from Rickmansworth aquadrome.

- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- QUIET LOCATION
- THREE BEDROOMS
- DRIVEWAY PARKING
- LARGE GARDEN
- STUNNING VIEWS
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- OFFICE/GYM

## Heron Close, Rickmansworth, Hertfordshire, WD3 1NF

We are delighted to bring to market this THREE BEDROOM SEMI DETACHED HOUSE, in this sought after location, just a short walk from Rickmansworth aquadrome.

The ground floor compromises of a large entrance hall which provides access to all downstairs rooms. To the rear of the property is the modern, open plan kitchen, dining and living room. Bi-fold doors open out onto the south-westerly facing garden which leads directly onto pasture land with delightful and captivating views over the water meadow towards Black Beauty Hill.

The second floor has three good sized double bedrooms, all of which have built in storage. There is also a recently renovated four piece bathroom suite. To the front of the property there is a driveway large enough for two cars.

This conveniently situated family home is a short distance from Rickmansworth Town Centre and all of its amenities which includes Waitrose and M&S. Rickmansworth Metropolitan station is a short walk away with its frequent underground and over ground trains and the M25 is easily reached via a short drive to either junction 17 or 18.

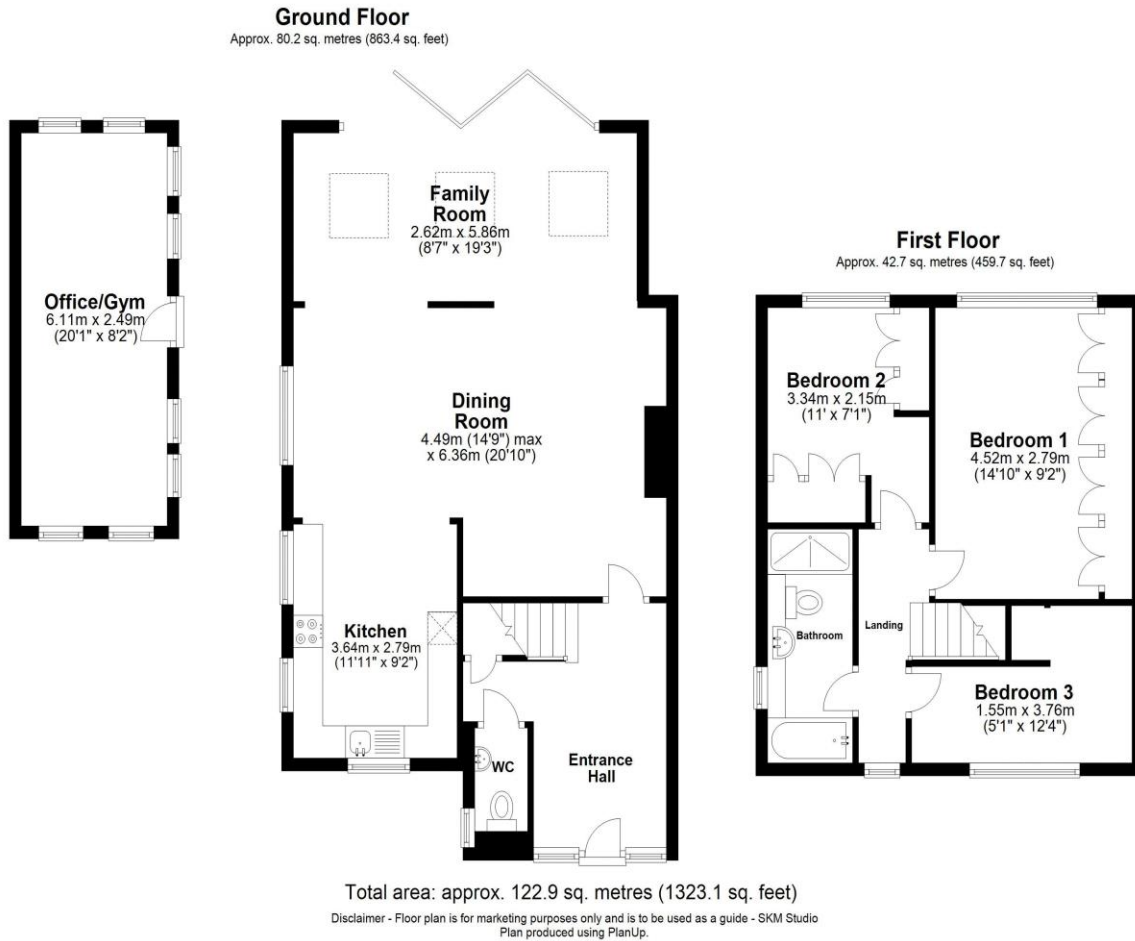
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2,544.46 (2023-2024)
- Approx. Floor Area: 1323.1 Sq ft / 122.9 Sqm
- Nearest Station: 1 mile Rickmansworth Station – Metropolitan/Chiltern Line



TREND &  
THOMAS

Heron Close, Rickmansworth, Hertfordshire, WD3 1NF





**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		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		