

Penn Road, Rickmansworth, Hertfordshire, WD3 8QN



£489,950 Freehold
3 Bedroom Semi Detached House

We are delighted to present this chain free THREE BEDROOM SEMI DETACHED PROPERTY situated in this popular residential area.

- NO CHAIN
- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- EN-SUITE W.C.
- GARDEN
- DRIVEWAY
- GARAGE
- POTENTIAL TO EXTEND (STPP)

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The ground floor entrance hall provides access to a downstairs shower room, a good-sized kitchen/breakfast room with utility room and a spacious living room leading onto a dining room with doors that open onto the rear garden.

To the first floor are three good-sized bedrooms, with ample storage and a W.C to bedroom one. There is a large rear garden, made up of a combination of patio and lawn areas and there is a driveway to the front of the property, as well as a garage.

Positioned in this residential road, approximately one and a half miles from Rickmansworth Town Centre and Metropolitan/Chiltern line station. The M25 can be reached via a drive to junction 17 and there is local shopping and schools nearby, whilst bus routes service the local area.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 1075.7 Sq ft / 99.9 Sqm
- Nearest Station: 1.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

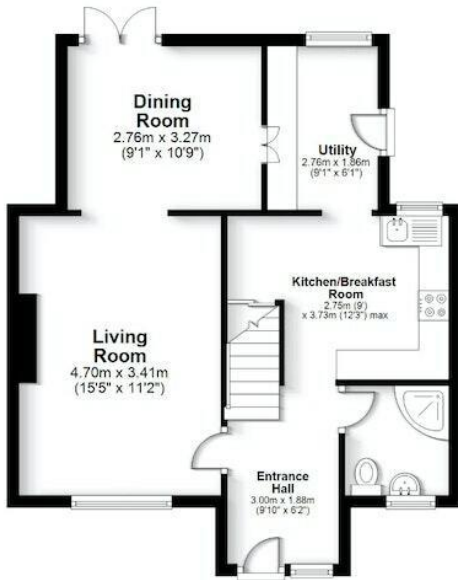


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Ground Floor

Approx. 65.8 sq. metres (708.6 sq. feet)

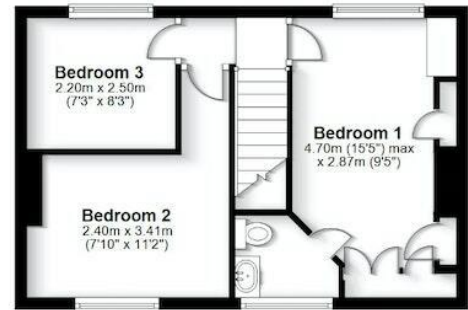


Total area: approx. 99.9 sq. metres (1075.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
 Plan produced using PlanUp.

First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

