

Ebury Road, Rickmansworth, Hertfordshire, WD3 1BJ



£699,950 Freehold
3 Bedroom Terraced House

We are delighted to offer for sale a THREE BEDROOM TERRACED CHARACTER COTTAGE which has been modernised in recent years.

- THREE DOUBLE BEDROOMS
- OPEN PLAN DINING ROOM
- LIVING ROOM
- SOUTH FACING GARDEN
- LARGE FAMILY BATHROOM
- MODERN KITCHEN
- EN-SUITE TO BEDROOM ONE
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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This attractive Edwardian property has a deep entrance hall with a staircase to the first floor and door to the open plan downstairs living space. To the front of the property is the living room with a feature fireplace. To the rear is the modern, fitted kitchen and dining room. The kitchen benefits from bi fold doors that open up onto the garden.

On the first floor are two good-sized double bedrooms as well as a four-piece family bathroom suite. The master bedroom is on the second floor and has an en-suite shower room. Externally, there is residents permit parking to the front and a good sized, south facing rear garden.

The property is located on Ebury Road, a popular residential road in Rickmansworth Town Centre, and this home is at the cul-de-sac end of the road. The High Street with its many shopping and restaurant facilities is just minutes away and it is within 5 minutes' walk of Rickmansworth's Metropolitan/Chiltern Line station (25 minutes to Marylebone or Baker Street). The Aquadrome is a short walk away, whilst the M25 can be accessed via a short drive to junctions 17 or 18.

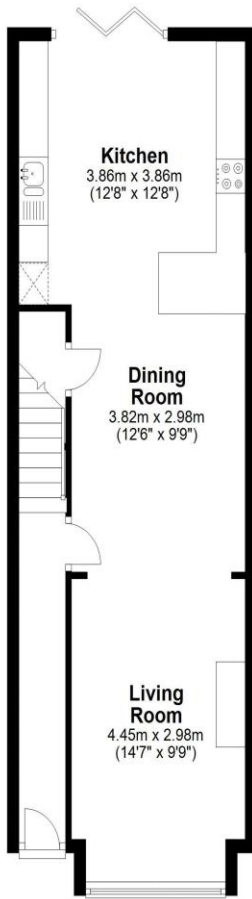
- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 1196.4 Sq ft / 111.2 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



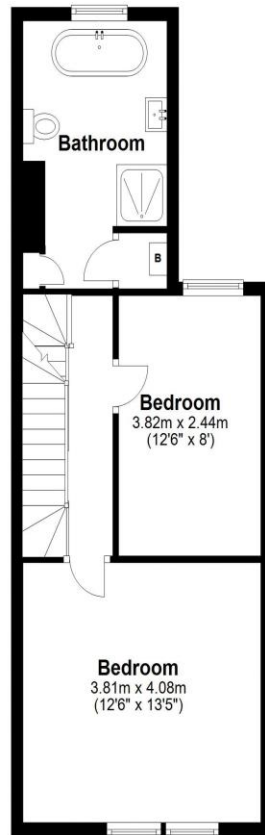
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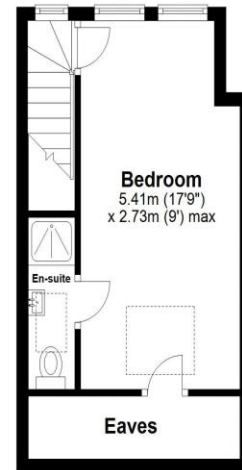
Ground Floor
Approx. 46.9 sq. metres (504.9 sq. feet)



First Floor
Approx. 41.5 sq. metres (446.3 sq. feet)



Second Floor
Approx. 22.8 sq. metres (245.2 sq. feet)



Total area: approx. 111.2 sq. metres (1196.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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	65 D	
39-54	E		
21-38	F		
1-20	G		