

Nightingale Road, Rickmansworth, Hertfordshire, WD3 7BT



£825,000 Freehold
2 Bedroom Detached House

A bright and well converted TWO BEDROOM FORMER COACH HOUSE, located on one of Rickmansworths most sought after roads, close to the station.

- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- REAR GARDEN
- EN-SUITE TO BEDROOM ONE
- SHOWER ROOM
- TWO DOUBLE BEDROOMS
- PRIME LOCATION
- GARDEN ROOM
- AMPLE STORAGE
- DRIVEWAY

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On the ground floor of this property is a spacious, open plan kitchen/dining room/living room. To the rear of the property is a light garden room that opens out onto the garden, as well as the first of two double bedrooms. You can access a shower room from both the living room and bedroom. On the first floor is the master bedroom, that benefits from ample built-in storage and a three-piece family bathroom suite.

To the front of the property is a large private driveway with space for up to three vehicles. A small flight of stairs lead down to the front door. There is also side access into the rear garden which is made up of patio and a number of various shrubs.

Rickmansworth Town Centre is only a few minutes walk away with its good selection of shopping facilities including Marks & Spencer and Waitrose. The Metropolitan/Chiltern railway services to Baker St and Marylebone are also just a few minutes away. The M25 motorway reached via a short drive to Junction 17 or 18, while there is excellent schooling nearby to include the Charlotte House, Royal Masonic and Merchant Taylor's schools.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3007.10 (2023-2024)
- Approx. Floor Area: 1013.3 Sq ft / 94.1 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

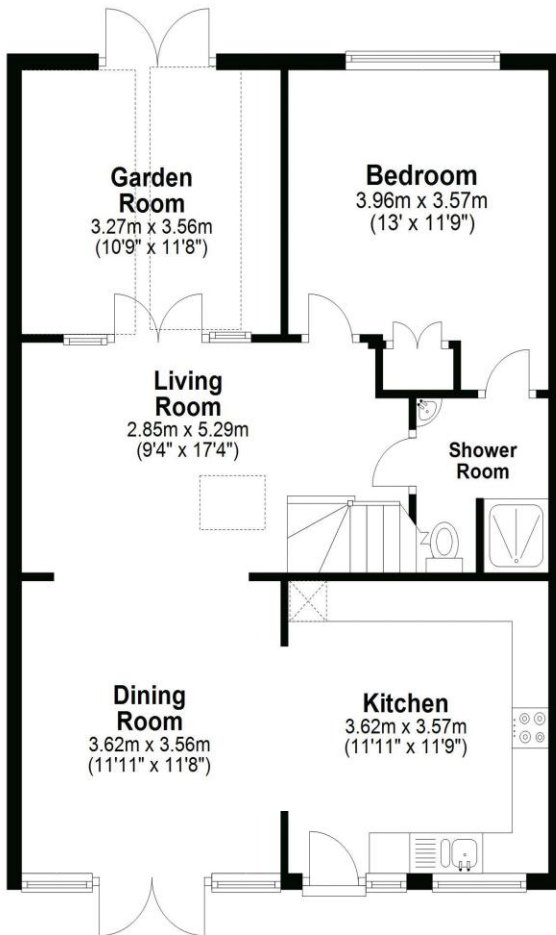


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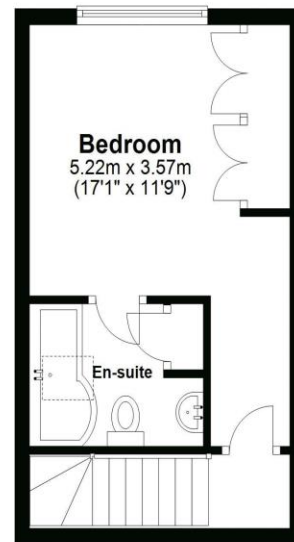
Ground Floor

Approx. 71.9 sq. metres (773.5 sq. feet)



First Floor

Approx. 22.3 sq. metres (239.8 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		