

Ebury Road, Rickmansworth, Hertfordshire, WD3 1BN



£785,000 Freehold
5 Bedroom Semi Detached House

We are pleased to present this FIVE BEDROOM SEMI DETACHED HOUSE, situated in this prime Town Centre location.

- LIVING ROOM
- MODERN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- FIVE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- REAR GARDEN
- SECOND FLOOR CLOAKROOM & SEPARATE SHOWER ROOM
- TWO ALLOCATED PARKING SPACES
- TOWN CENTRE LOCATION

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The ground floor of this property comprises of a welcoming entrance hall that provides access to all of the downstairs rooms. To the front of the property is a spacious living room and to the rear is an open plan, modern kitchen/dining room and a convenient downstairs cloakroom.

To the first floor is a large master bedroom with ample built-in storage and an en-suite shower room. There are two additional bedrooms and a family bathroom to complete this floor. The second-floor benefits from two further double bedrooms, a shower room and a separate W.C.

There is a good-sized rear garden, made up of a combination of patio and AstroTurf, with shrubbed borders. There are two allocated parking spaces in the gated private car park to the rear of the development.

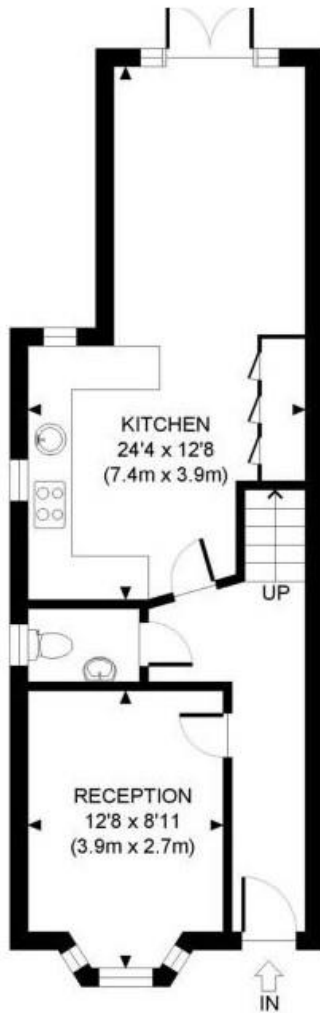
Positioned in this most popular residential road, less than five minutes walk from Rickmansworth Metropolitan/Chiltern Line Station and around the corner from the Town Centre. The Aquadrome, golfing and equestrian facilities are nearby, whilst the M25 can be accessed via a drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 1317 Sq ft / 122 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

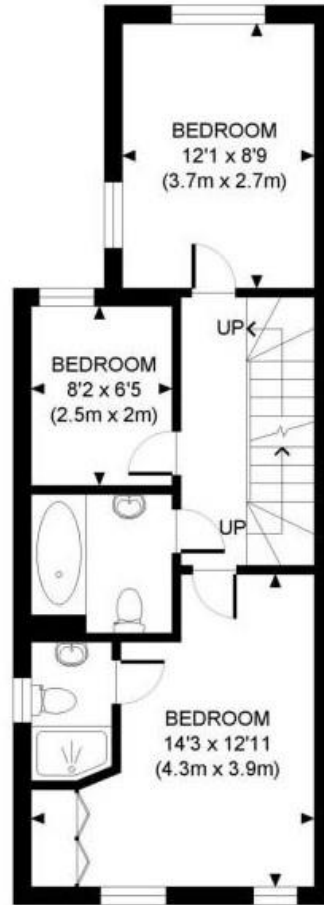


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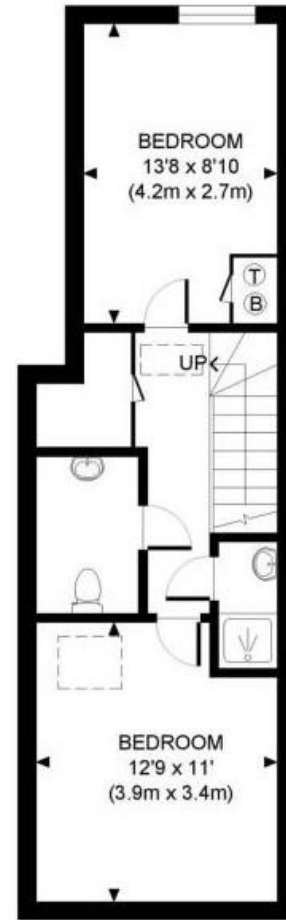




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 457 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 455 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 405 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1317 SQ FT/ 122 SQM

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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

