

Aldbury Road, Rickmansworth, Hertfordshire, WD3 8LH



£550,000 Freehold

3 Bedroom Semi Detached House

A THREE BEDROOM SEMI-DETACHED HOUSE with driveway parking and lots of potential. A great opportunity to make your mark in your own family home.

- NO CHAIN
- LIVING ROOM
- KITCHEN/DINER
- THREE BEDROOMS
- BATHROOM
- REAR GARDEN
- INTEGRATED GARAGE
- DRIVEWAY
- POTENTIAL TO EXTEND (STPP)

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To the ground floor there is a good-sized living room overlooking the front and a kitchen/dining room to the rear, with double doors opening to the garden. There is also access to the integrated garage, with downstairs W.C. and door to the rear garden. The first floor has three bedrooms and a family bathroom. All the interiors are in need of modernisation, but it is the perfect chance to make it your own.

The rear garden has a paved patio area, stepping down to the lawn and flower beds to the side. There is driveway parking to the front of the property providing access to the garage and a front garden with an area of lawn.

Rickmansworth Town Centre is within easy reach of Aldbury Road providing a wide choice of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern train lines connect to London Baker Street and beyond. The M25 motorway is available at Junction 18 connecting to the national motorway network. Major airports are also within reach. The area is well served for good quality private and state schools for all ages and offers everything for a sporting life; from tennis to horse riding and golf. Watersports are also available at Rickmansworth Aquadrome.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1941.24 (2024-2025)
- Approx. Floor Area: 1037 Sq ft / 96.4 Sqm
- Nearest Station: 1.6 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
Ground Floor = 58.0 sq m / 624 sq ft
First Floor = 38.4 sq m / 413 sq ft
Total = 96.4 sq m / 1,037 sq ft (Including Garage)

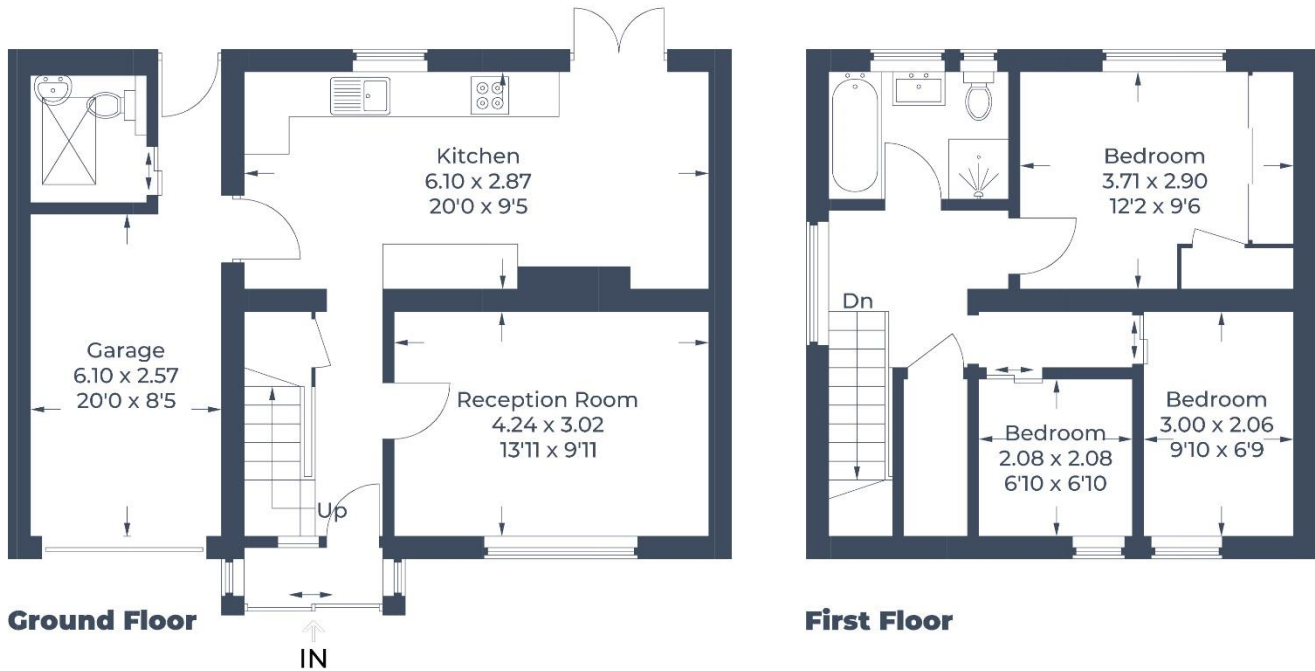


Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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.

