

Salters Close, Rickmansworth, Hertfordshire, WD3 1HJ



£535,000 Freehold
2 Double Bedroom Terraced House

A good-sized TWO DOUBLE BEDROOM TERRACE HOUSE, situated in the sought after Salters Close.

- LIVING/DINING ROOM
- KITCHEN
- GUEST CLOAKROOM
- TWO DOUBLE BEDROOMS
- THREE-PIECE BATHROOM SUITE
- GARDEN
- EXTERNAL STORAGE CUPBOARD
- ALLOCATED PARKING BAYS
- TOWN CENTRE LOCATION

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The ground floor of this property comprises of a kitchen with ample storage to the front and a large living/dining room with sliding door to the rear. There is also a large storage cupboard and a guest cloakroom on this floor.

On the first floor are two good-sized double bedrooms, one of which has the benefit of ample built-in storage and a three-piece bathroom suite.

Externally, there are two allocated parking bays to the front as well as a storage cupboard. The rear garden patio paved with flowered and shrubbed borders and the added benefit of rear access.

Positioned less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line station and around the corner from the Town Centre. The Aquadrome and golfing facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 662 Sq ft / 61.6 Sqm
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
 Ground Floor = 30.7 sq m / 330 sq ft
 First Floor = 30.3 sq m / 326 sq ft
 External Store = 0.6 sq m / 6 sq ft
 Total = 61.6 sq m / 662 sq ft

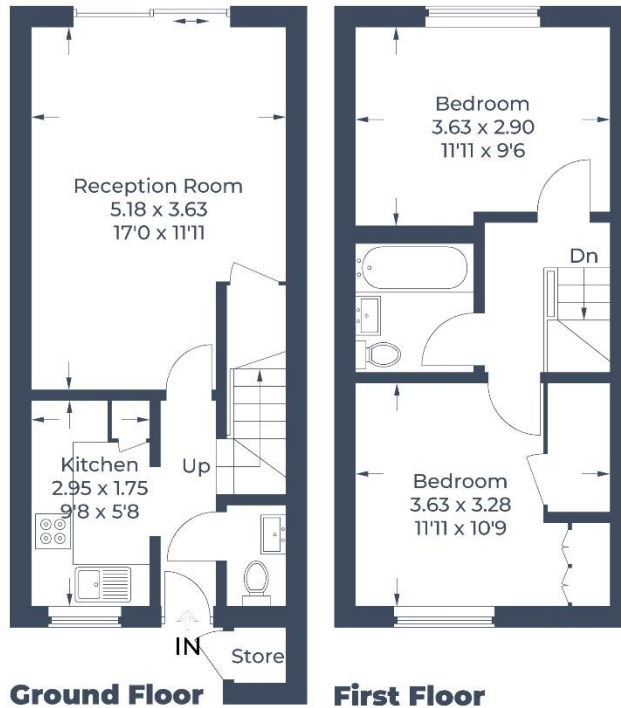


Illustration for identification purposes only, measurements are approximate, not to scale.
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

