

Heron Close, Rickmansworth, Hertfordshire, WD3 1NF



**£720,000 Freehold**  
**3 Bedroom Semi Detached House**

We are delighted to bring to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME, occupying an envious corner plot with potential to extend (STPP), on a quiet residential road.

- CORNER PLOT
- LIVING ROOM
- DINING ROOM
- MODERN KITCHEN
- THREE BEDROOMS
- BATHROOM & SEPARATE W.C.
- FRONT & REAR GARDEN
- GARAGE WITH PARKING
- POTENTIAL TO EXTEND (STPP)

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The ground floor offers a spacious living room to the front, which leads to a dining room providing access to the rear garden. There is a door to a modern fitted kitchen, which also provides side access to the rear garden. To the first floor are three good sized bedrooms and a family bathroom with separate W.C.

There is both a front and rear garden mainly laid to lawn, and a garage to the rear of the property with space in front of the garage for parking.

This conveniently situated family home is a short distance from Rickmansworth Town Centre and all of its amenities which includes Waitrose and M&S. Rickmansworth Metropolitan station is a short walk away with its frequent underground and over ground trains and the M25 is easily reached via a short drive to either junction 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 1109 Sq ft / 103 Sqm
- Nearest Station: 1 mile Rickmansworth Station – Metropolitan/Chiltern Line

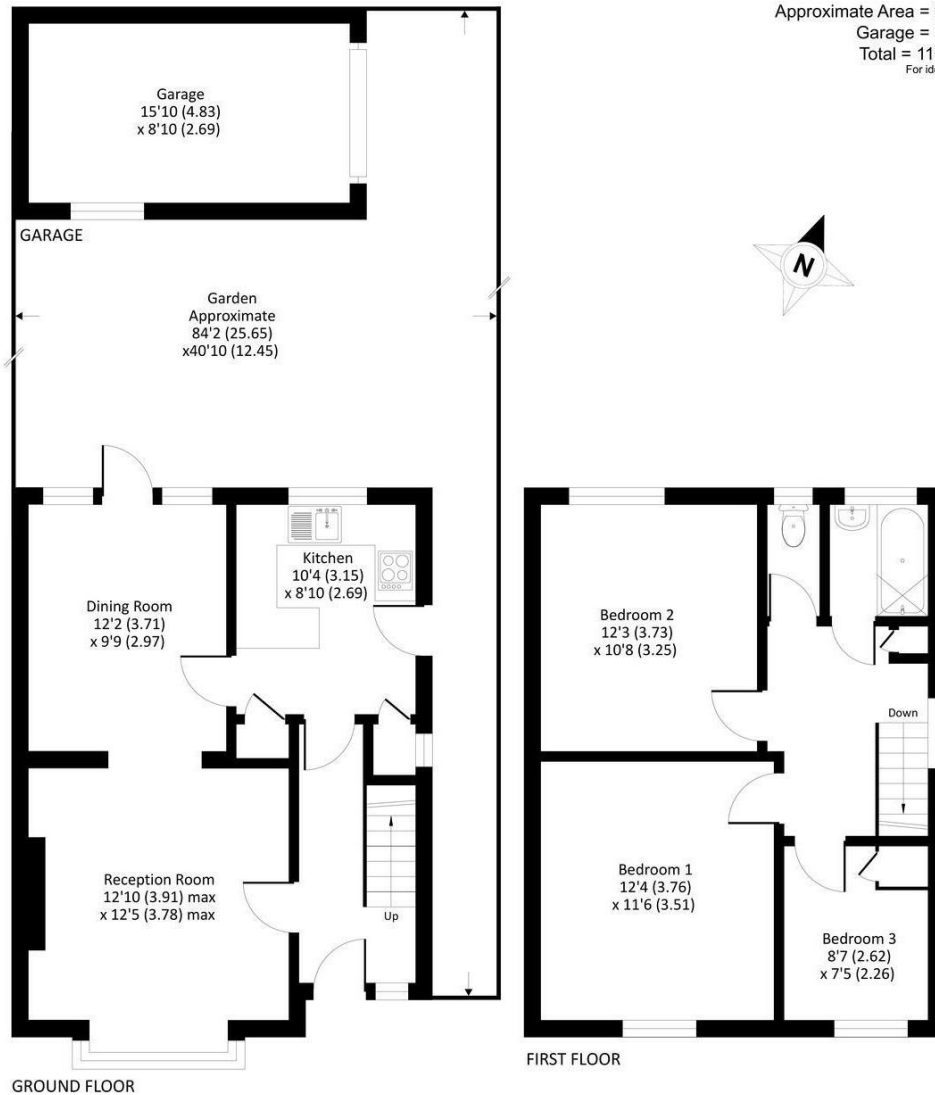


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Approximate Area = 969 sq ft / 90 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1109 sq ft / 103 sq m  
For identification only - Not to scale



**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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

