

Clarkfield, Rickmansworth, Hertfordshire, WD3 8FH



£399,950 Freehold
2 Bedroom Terraced House

An immaculately presented TWO BEDROOM TERRACED HOUSE situated in a quiet residential cul-de-sac.

- MODERN FITTED KITCHEN
- TWO BEDROOMS
- REAR GARDEN
- LIVING/DINING ROOM
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE

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From the entrance hall, there is a modern fitted kitchen overlooking the front of the property and a spacious living/dining room overlooking the garden with bi-folding doors leading to the garden. To the first floor are two bedrooms, with bedroom one benefitting from built-in wardrobes, and a modern bathroom with shower over bath and folding shower screen.

The rear garden is well-maintained and is made up of a combination of lawn and patio with shrub borders and a wooden garden shed. There is an allocated parking space situated at the end of the cul-de-sac and there is ample on-street parking for visitors.

Situated in this small popular cul-de-sac development off Church Lane, close to local shopping parades, bus routes and schools. Rickmansworth Metropolitan/Chiltern Line station and Town Centre is approximately 1 mile away whilst the M25 Motorway is reached via a short drive to Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 632 Sq ft / 58.7 Sqm
- Nearest Station: 1 mile Rickmansworth Station – Metropolitan/Chiltern Line



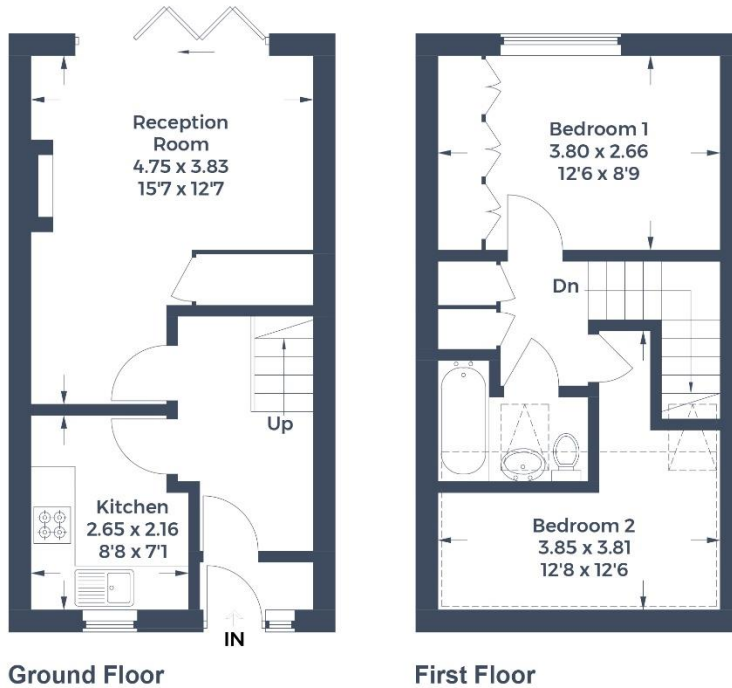
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Approximate Gross Internal Area
 Ground Floor = 29.6 sq m / 319 sq ft
 First Floor = 29.1 sq m / 313 sq ft
 Total = 58.7 sq m / 632 sq ft



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



