

Norfolk Road, Rickmansworth, Hertfordshire, WD3 1LA



**£525,000 Freehold**  
**2 Bedroom End of Terrace House**

A WELL-SIZED TWO BEDROOM END OF TERRACE HOUSE, situated in a prime Town Centre location, with large garage to rear.

- LIVING ROOM
- MODERN KITCHEN
- DINING ROOM
- UTILITY ROOM
- TWO BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- GARAGE
- TOWN CENTRE LOCATION

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The ground floor of this property comprises of a living room to the front with a feature fireplace. To the rear is an open plan kitchen/dining room with access to the rear garden. On the first floor there are two bedrooms as well as a three-piece family bathroom.

Externally to the rear is a garden made up of a combination of patio and pebbles. There is also an external utility room accessed from here. The property benefits from a garage, with a pedestrian door in the garden and an up and over door reached via an access road.

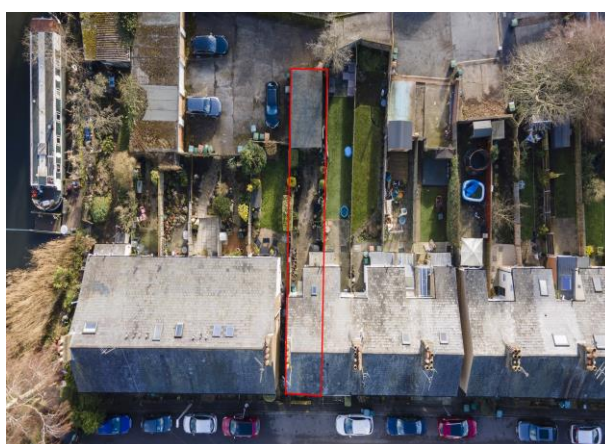
Positioned in this popular road, less than five minutes' walk from Rickmansworth High Street and Metropolitan/Chiltern Line station. The Aquadrome, golfing and equestrian facilities are nearby, whilst the M25 can be accessed via a drive to Junctions 17 or 18. The property enjoys plenty of options for bars, restaurants and shops.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 859 Sq ft / 79.8 Sqm
- Nearest Station: 0.5 miles Rickmansworth Station – Metropolitan/Chiltern Line





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Approximate Gross Internal Area  
 Ground Floor = 28.6 sq m / 308 sq ft  
 First Floor = 28.3 sq m / 305 sq ft  
 Garage / Utility = 22.9 sq m / 246 sq ft  
 Total = 79.8 sq m / 859 sq ft

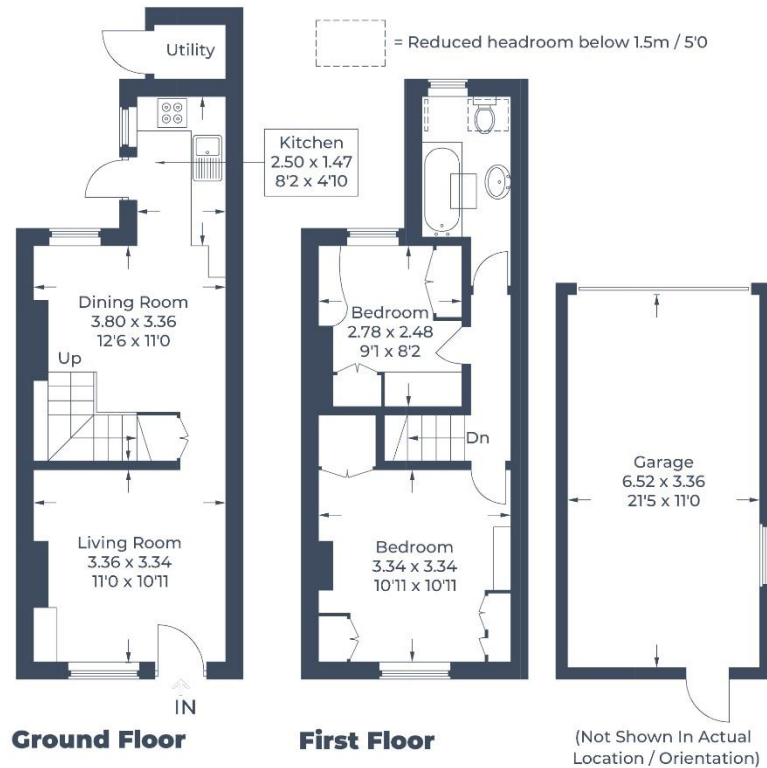


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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

