

Church Lane, Rickmansworth, Hertfordshire, WD3 8PU



£470,000 Freehold
2 Double Bedroom Semi Detached House

A well-sized TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, situated on a popular residential road, with a private driveway.

- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- GUEST CLOAKROOM
- TWO DOUBLE BEDROOMS
- THREE-PIECE FAMILY BATHROOM SUITE
- REAR GARDEN
- DRIVEWAY PARKING

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The ground floor of this property comprises of a spacious reception room to the front that is currently being used as a dining room. To the middle of the property is a further reception room, that leads into the kitchen. A utility room and guest cloakroom complete this floor.

To the first floor there are two good-sized doubles bedrooms with a modern family bathroom.

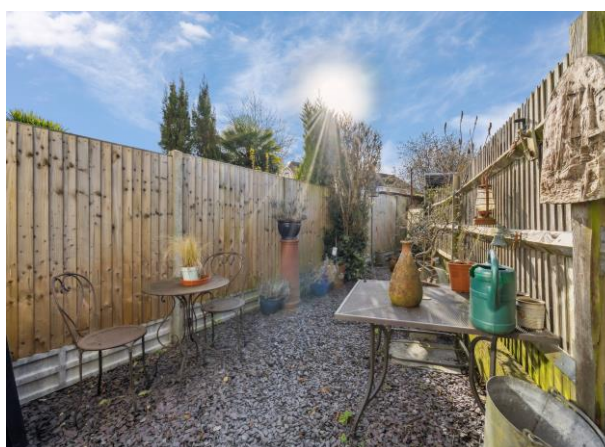
Externally, at the front of the property there is a driveway. To the rear is a private garden, made up of mainly slate stones.

The property is situated close to local shopping parades, bus routes and schools. Rickmansworth Metropolitan/Chiltern Line station and the Town Centre are approximately one mile away whilst the M25 Motorway is reached via a short drive to Junction 17. The William Penn Leisure Centre is nearby, and it is just a short walk to Rickmansworth Aquadrome with its fantastic leisure facilities and nature reserve.

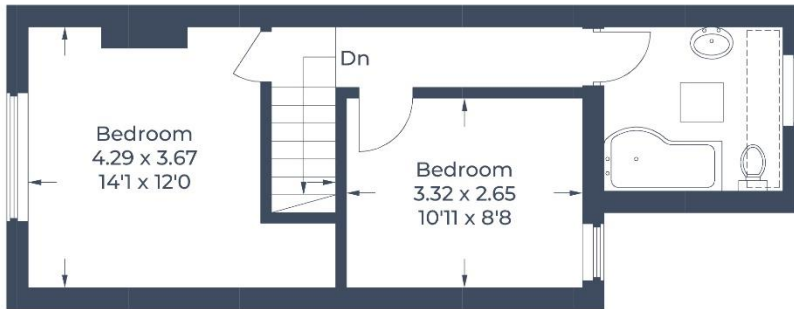
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2293.18 (2025-2026)
- Approx. Floor Area: 836 Sq ft / 77.7 Sqm
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line




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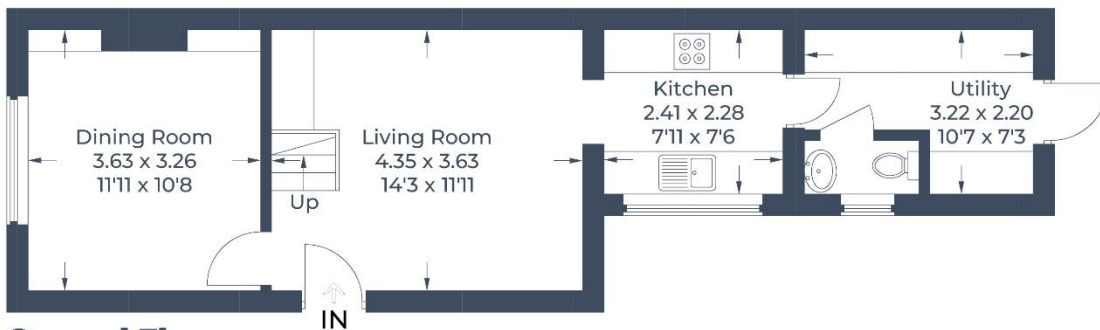


Approximate Gross Internal Area
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 34.7 sq m / 373 sq ft
 Total = 77.7 sq m / 836 sq ft



First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor

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		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

