

Ivy Lea, Rickmansworth, Hertfordshire, WD3 8WE



OIEO £425,000 Freehold  
2 Double Bedroom Semi Detached House

This TWO DOUBLE BEDROOM SEMI DETACHED HOUSE is in excellent condition throughout and situated in a quiet cul-de-sac.

- LIVING/DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- REAR GARDEN
- ENTRANCE PORCH
- TWO ALLOCATED PARKING SPACES
- EXCELLENT CONDITION THROUGHOUT

## Ivy Lea, Rickmansworth, Hertfordshire, WD3 8WE

The ground floor of this property comprises of a welcoming porch, that leads directly into the living room. To the rear of the house is a good-sized, modern kitchen. On the first floor there are two well-proportioned double bedrooms, one of which has ample built-in storage. A three-piece bathroom suite completes this floor.

The rear garden is made up of a combination of patio and lawn, with some shrubbed borders. To the front there is allocated parking as well as a gate that provides side access to the rear garden.

Positioned in this residential road approximately 1.2 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is reached via a short drive to Junction 17. There are shopping parades nearby and bus routes servicing the Uxbridge Road and Springwell Avenue.

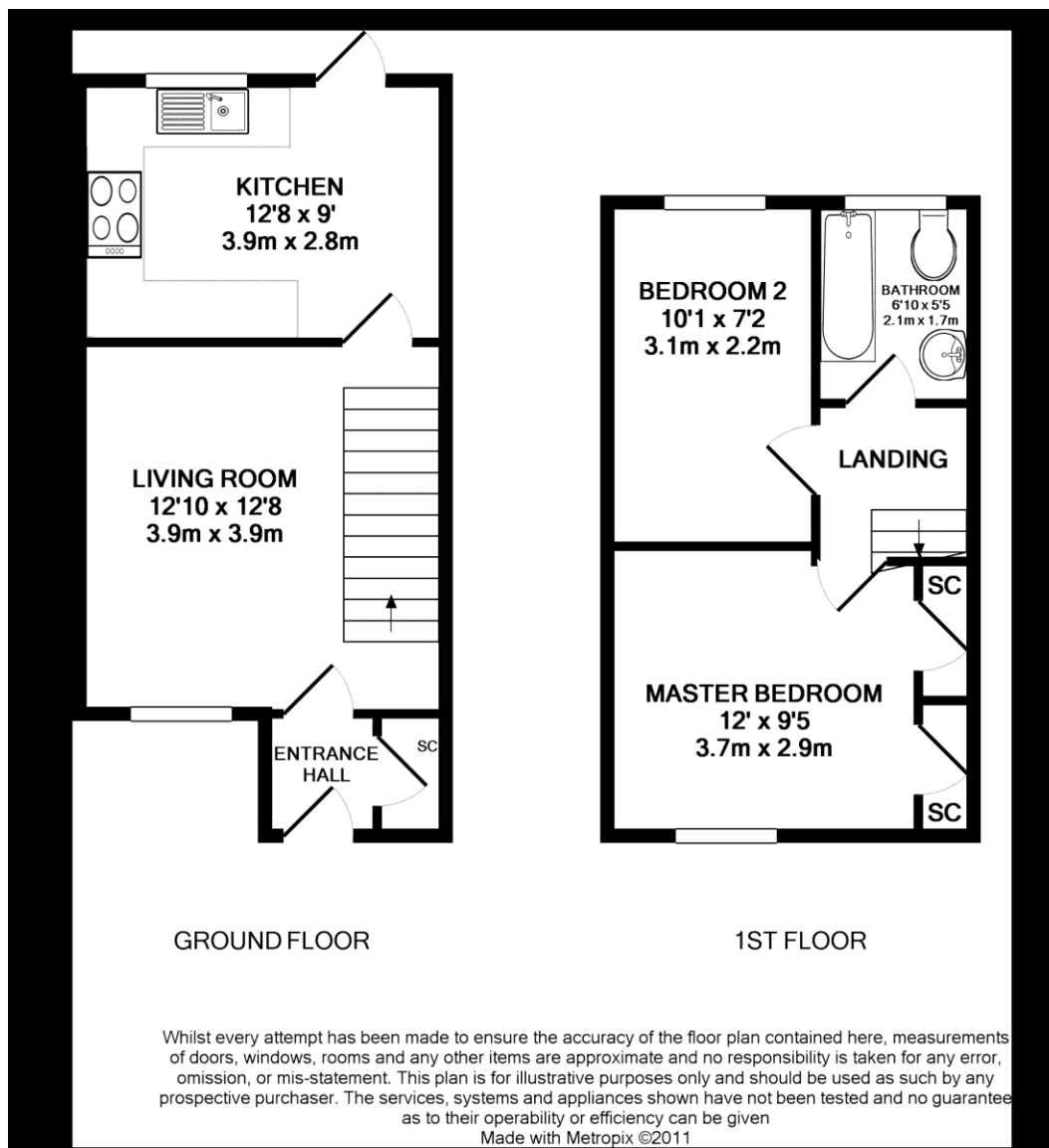
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 559 Sq ft / 52 Sqm
- Nearest Station: 1.2 miles Rickmansworth Station – Metropolitan/Chiltern Line





Ivy Lea, Rickmansworth, Hertfordshire, WD3 8WE





**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             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



