

Ebury Road, Rickmansworth, Hertfordshire, WD3 1BN



£795,000 Freehold 4 Bedroom Semi Detached House

A chain-free FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE with additional office space, that is well-presented throughout, situated in the Town Centre.

- CHAIN-FREE
- LIVING ROOM
- DINING ROOM
- MODERN KITCHEN
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM ONE
- FAMILY BATHROOM
- GARDEN
- PARKING TO REAR
- TOWN CENTRE LOCATION

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The ground floor of this property comprises of a welcoming porch that leads directly into the living room. From here there is access into the dining room. To the rear of the house is a modern kitchen.

To the first floor is the master bedroom with en-suite and ample storage. There is a further bedroom and a three-piece family bathroom suite. A vast landing completes this floor and is currently being used as a study space. There are two more double bedrooms on the second floor, as well as a W.C.

The garden is made up of a combination of decking and lawn, with shrubbed borders. There is residents permit parking to the front, and a private parking space accessed from the rear via Wensum Way.

This property is positioned in a sought-after residential road, minutes from Rickmansworth High Street and its many shopping and restaurant facilities. It is less than five minutes' walk to Rickmansworth Metropolitan/Chiltern Line station which takes approximately 25 minutes to Marylebone or Baker Street. The Aquadrome, golfing and equestrian facilities are also nearby, whilst the M25 can be accessed via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 1358 Sq ft / 126.2 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
 Ground Floor = 50.6 sq m / 545 sq ft
 First Floor = 49.0 sq m / 527 sq ft
 Second Floor = 26.6 sq m / 286 sq ft
 Total = 126.2 sq m / 1,358 sq ft
 (Including Eaves)



= Reduced headroom below 1.5m / 5'0"



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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

