

Springwell Avenue, Rickmansworth, Hertfordshire, WD3 8PZ



**£425,000 Freehold**  
**2 Bedroom Semi Detached House**

A well-presented TWO BEDROOM SEMI-DETACHED HOUSE located in this convenient residential area.

- LIVING ROOM
- TWO BEDROOMS
- REAR GARDEN
- KITCHEN/DINER
- FAMILY BATHROOM
- DRIVEWAY PARKING FOR TWO CARS



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The ground floor offers a living room overlooking the front with a staircase to the first floor. There is a door from the living room, leading to a modern fitted kitchen/diner providing access to the rear garden.

There are two bedrooms on the first floor, bedroom one benefitting from a built-in storage cupboard and there is a family bathroom.

The rear garden has a large, paved patio area with a pathway leading through the centre of an area of lawn and flower bed borders. There is a driveway to the front providing parking for up to two cars.

Positioned in this residential road approximately 1.5 miles to the west of Rickmansworth Town Centre and Metropolitan/Chiltern Station. The M25 is reached via a short drive to Junction 17. There are shopping parades nearby and bus routes servicing the Uxbridge Road.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 570 Sq ft / 53.0 Sqm
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



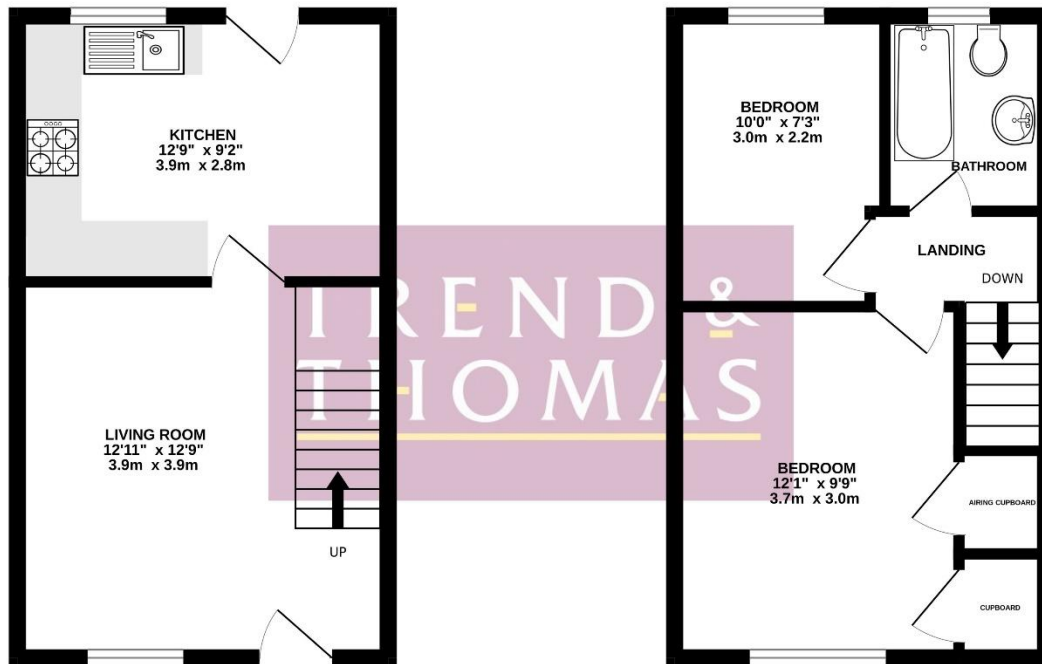


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GROUND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.

1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

