

Middleton Road, Rickmansworth, Hertfordshire, WD3 8JE



£575,000 Freehold
3 Bedroom Semi Detached House

A well-presented, chain-free THREE BEDROOM SEMI-DETACHED HOUSE, situated in a quiet residential road.

- NO CHAIN
- LIVING ROOM
- FAMILY BATHROOM
- OPEN PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS
- CONSERVATORY
- REAR GARDEN
- PRIVATE DRIVEWAY

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To the ground floor there is a spacious open plan kitchen/dining room with sliding doors to the rear garden. There is a good-sized living room overlooking the front, which leads to the conservatory.

There are three bedrooms to the first floor, with built-in storage to bedroom one, and a modern family bathroom.

The rear garden is mainly laid to lawn with a paved patio next to the conservatory and path leading to a further patio area at the back of the garden. There is a flower bed area to the front garden and a private driveway.

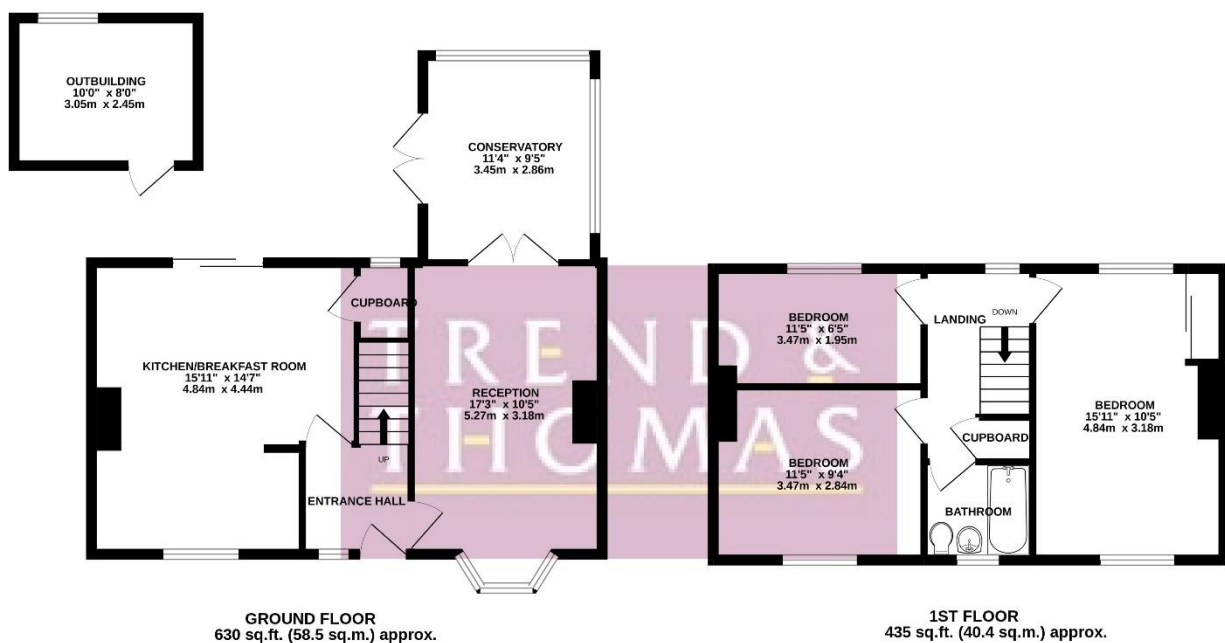
Situated about a mile from Rickmansworth's Metropolitan/Chiltern Line Station and Town Centre, whilst local schools, bus routes and shopping parades service Church Lane. There is also a recreation ground and leisure centre nearby. The M25 is within a short, two-minute drive away at Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 1065 Sq ft / 99 Sqm
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



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TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

