



9 Aldbury Road, Mill End

£515,000 Freehold

LIVING ROOM • OPEN PLAN KITCHEN/DINER • UTILITY ROOM • DOWNSTAIRS CLOAKROOM • TWO DOUBLE BEDROOMS
• WALK-IN WARDROBE OFF BEDROOM ONE • MODERN SHOWER ROOM • DRIVEWAY • LARGE GARDEN





A well-presented TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, located on a sought-after residential road.

On the ground floor of this property is a welcoming entrance hall that leads into the modern, open-plan kitchen/diner. To the front is a spacious living room. There is also covered side access to the property that benefits from a guest cloakroom and a utility room.

There are two double bedrooms on the first floor, both of which come with ample built-in storage. Bedroom one also has a walk-in wardrobe. There is also a three-piece shower room.

To the rear is a good-sized garden, made up of a combination of lawn and patio. There is a driveway to the front of the property, with space for two vehicles.

Rickmansworth Town Centre is within easy reach of Aldbury Road providing a wide choice of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern train lines connect to London Baker Street and beyond. The M25 motorway is available at Junction 18 connecting to the national motorway network. Major airports are also within reach. The area is well served for good quality private and state schools for all ages and offers everything for a sporting life; from tennis to horse riding and golf. Watersports are also available at Rickmansworth Aquadrome.

Council Tax band: C

Tenure: Freehold

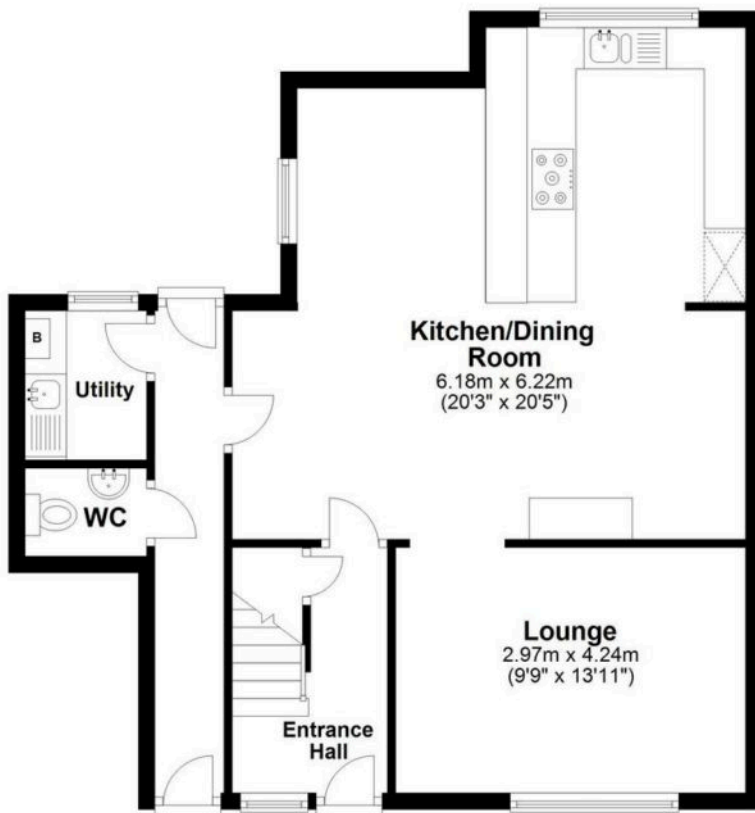
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



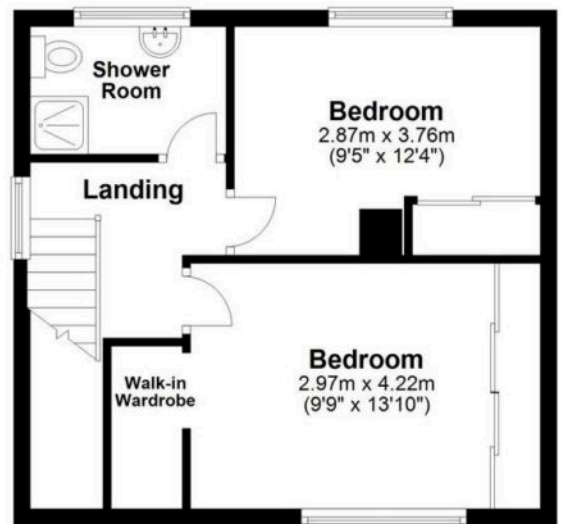
Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 100.0 sq. metres (1076.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available. It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.