

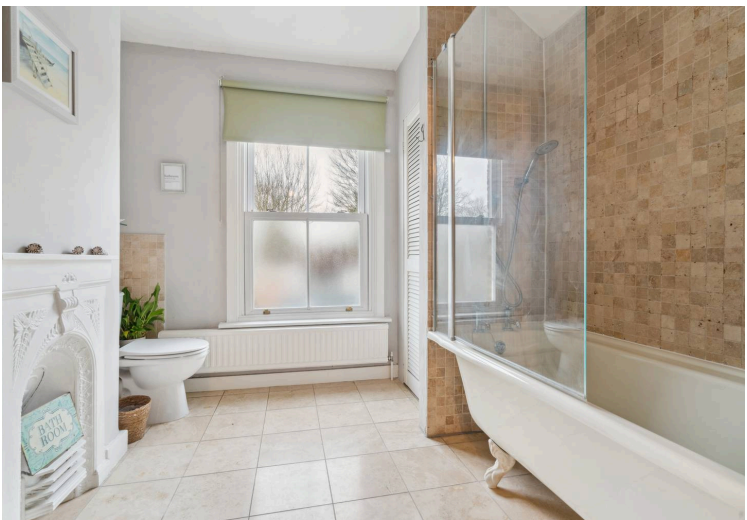


Park Road, Rickmansworth, WD3

£700,000 Freehold

SPACIOUS LIVING ROOM • MODERN FITTED KITCHEN • DINING ROOM • THREE DOUBLE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • MODERN FAMILY BATHROOM • REAR GARDEN • CLOSE TO TOWN CENTRE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



TREND & THOMAS

A beautifully presented THREE DOUBLE BEDROOM END OF TERRACE family home, close to Rickmansworth Town Centre and excellent schools.

The entrance hall has a staircase to the first floor and a door leading to a spacious double-aspect living room, with a lovely feature fireplace. There is a door leading to the kitchen, which is modern and fitted with integrated appliances, and is open plan to a bright dining room with bi-folding doors to the rear garden.

To the first floor are bedrooms two and three and a modern family bathroom with separate walk-in shower. Bedroom two benefits from built-in wardrobes. There is a further staircase to the second floor providing access to bedroom one, which has an en-suite shower room and views over the Colne Valley and beyond.

The rear garden has decking which leads down to an area of lawn with flowered and shrubbed borders and a path to a shed at the back. Resident parking and visitor parking are available by permit.

The property is conveniently positioned just off the High Street, next to Scotsbridge playing fields and close to Rickmansworth Secondary School that has just received an outstanding OFSTED report. The Metropolitan/Chiltern Line station is also a few minutes' walk away, with Junction 17 and 18 of the M25 both within 5 minutes' drive.

Nearest Station: 0.4 miles – Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Approximate Gross Internal Area
 Ground Floor = 51.0 sq m / 549 sq ft
 First Floor = 37.7 sq m / 406 sq ft
 Second Floor = 20.6 sq m / 222 sq ft
 Total = 109.3 sq m / 1,177 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.