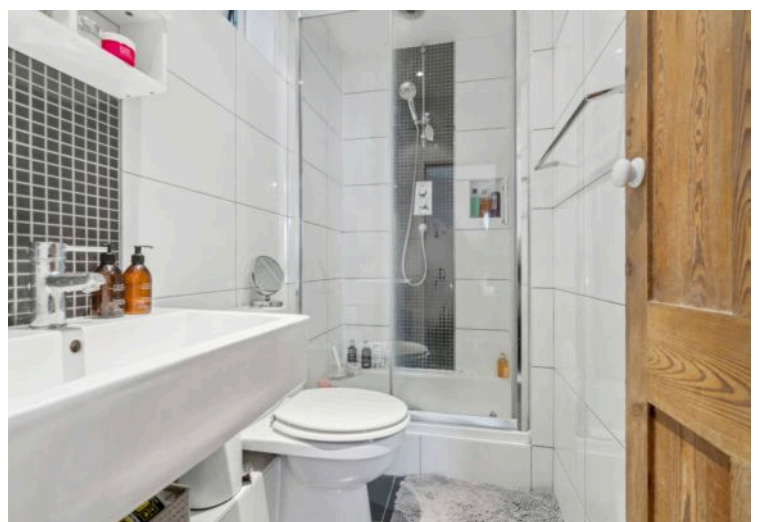
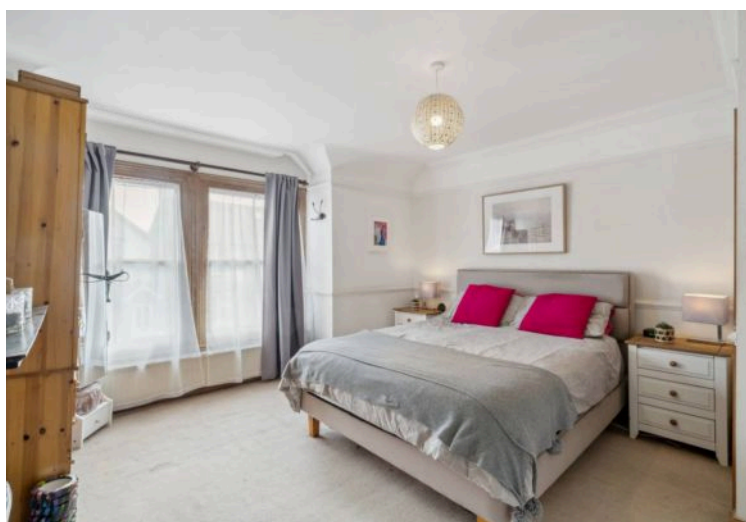


Ebury Road, Rickmansworth, WD3

£795,000 Freehold

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

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





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

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, as well as 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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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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.

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.