



West Way, Rickmansworth, WD3

£725,000 Freehold

NO CHAIN • LIVING ROOM • DINING ROOM • KITCHEN • THREE BEDROOMS • BATHROOM • REAR & FRONT GARDEN
• POTENTIAL TO EXTEND (STPP)

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain-free THREE BEDROOM SEMI DETACHED HOUSE in the Moneyhill Estate, offering great potential for modernisation and extension (subject to planning permission).

There is a spacious entrance hall providing access to all rooms. The living room overlooks the front of the property, while the dining room and kitchen overlook the rear, with a side access door from the kitchen to the rear garden.

There are three bedrooms on the first floor and a bathroom. Bedrooms one and three overlook the front and there are fitted wardrobes to both double bedrooms.

The rear garden has a stepped paved patio area leading to a large area of lawn, with flowered and shrubbed borders.

Situated in the Moneyhill Estate, in this sought-after residential, tree lined road, a short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line station. There is a good choice of local schooling. The Aquadrome and surrounding areas provide leisure facilities for the golfer, equestrian and water skier. Bus routes and shopping parades service the nearby Uxbridge Road, whilst the M25 can be accessed via Junctions 17 and 18. The M25 is reached via a drive to Junctions 17 or 18.

Council Tax band: E

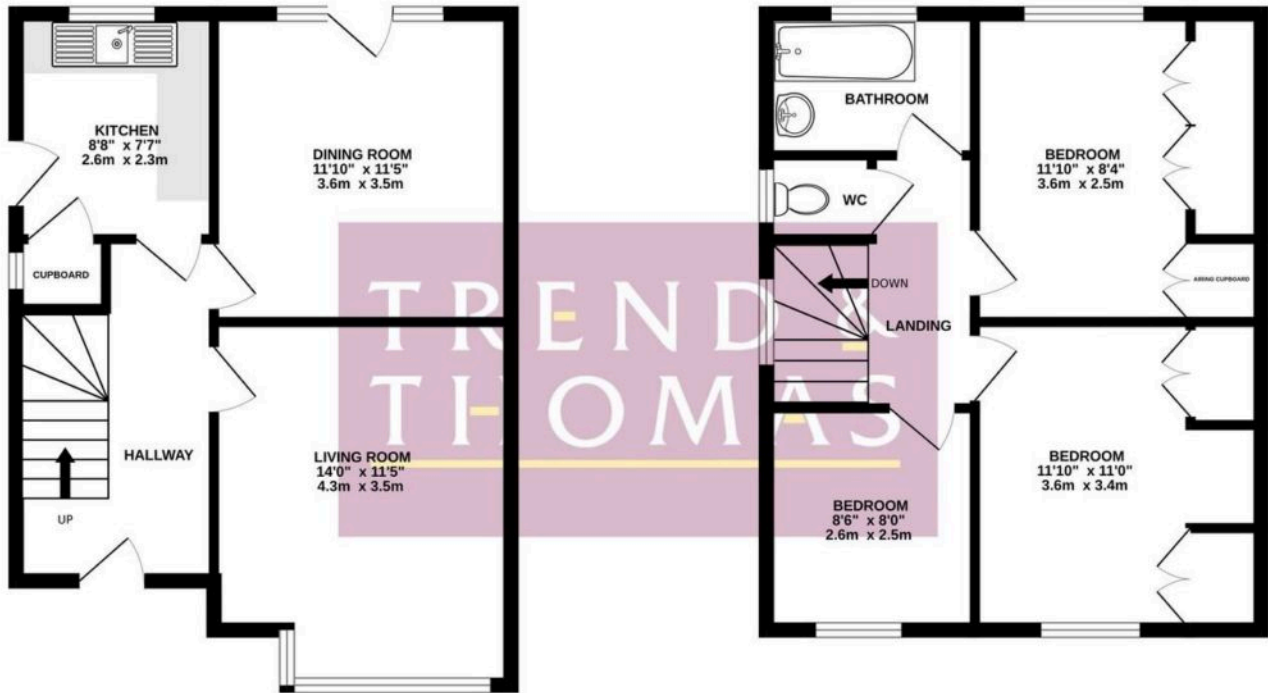
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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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.