



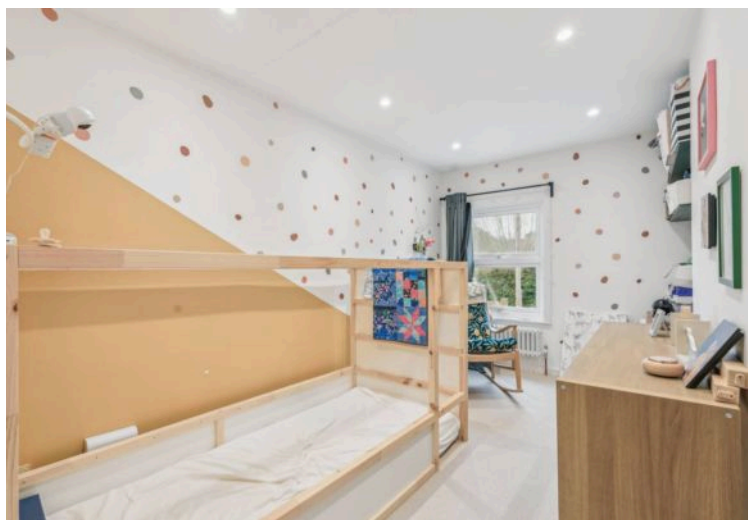
## Talbot Road, Rickmansworth, WD3

£820,000 Freehold

GENEROUS RECEPTION HALL • 21' KITCHEN/DINING ROOM • UTILITY ROOM • LIVING ROOM • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • FAMILY BATHROOM • SUNNY SOUTH FACING GARDEN • PRIVATE DRIVEWAY TO FRONT WITH PARKING FOR TWO CARS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







A beautifully presented THREE BEDROOM VICTORIAN CHARACTER COTTAGE positioned in a quiet residential road within the Town Centre.

The generous reception hall has its own fireplace and leads to a bright and spacious open plan kitchen/dining room with living room to the rear. There is a good-sized utility room directly off the kitchen to the front and a guest cloakroom off the reception hall. The living area has bi-folding doors opening out onto the sunny south facing garden.

To the first floor there is a large 17' main bedroom overlooking the rear with an en-suite shower room. There are two further bedrooms and a family bathroom with underfloor heating.

The rear garden has a paved patio area and an area of lawn with flowered and shrubbed borders and a path leading to the outside gym/office. To the front there is a private driveway providing parking for two cars.

Positioned less than five minutes walk from Rickmansworth Metropolitan/Chiltern Line Station and around the corner from the Town Centre. The Aquadrome and other golfing and equestrian facilities are nearby, whilst the M25 can be reached via a drive to Junctions 17 or 18.

Nearest Station: 0.4 miles – Rickmansworth Station

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area  
 Ground Floor = 76.7 sq m / 825 sq ft  
 First Floor = 57.3 sq m / 617 sq ft  
 Outbuilding = 13.2 sq m / 142 sq ft  
 Total = 147.2 sq m / 1,584 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Trend & Thomas



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.