



Uxbridge Road, Rickmansworth, WD3

£590,000 Freehold

NO CHAIN • DINING ROOM • LIVING ROOM • STUDY • KITCHEN • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS •
SHOWER ROOM & SEPARATE TOILET • REAR GARDEN • LARGE DRIVEWAY

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A well-proportioned and chain free THREE BEDROOM SEMI DETACHED HOUSE, with large driveway and south facing garden, that has river frontage of the River Colne.

The ground floor of this property comprises of a welcoming entrance hall that leads into all the downstairs rooms. To the front is a good-sized dining room and double doors that lead into the living room with a patio door access to the rear garden. There is a spacious kitchen which also overlooks the garden and has side access into the lean-to. A study and guest cloakroom completes this floor.

There are three good-sized bedrooms on the first floor, all of which have ample storage. There is also a shower room with a basin and a separate toilet.

The rear garden is south facing with a stone patio leading to a large area of lawn with flowered and shrubbed borders. The bottom of the garden overlooks the beautiful River Colne. To the front is a large driveway with space for multiple vehicles and a well-maintained front garden.

A short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Bus routes and local shopping parades service the Uxbridge Road, whilst the M25 can be easily accessed via Junctions 17 and 18. There are recreational facilities in the Colne Valley, and local schooling nearby.

Nearest Station: 0.8 miles – Rickmansworth Station

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area
 Ground Floor = 64.8 sq m / 697 sq ft
 First Floor = 54.5 sq m / 586 sq ft
 Total = 119.3 sq m / 1,283 sq ft

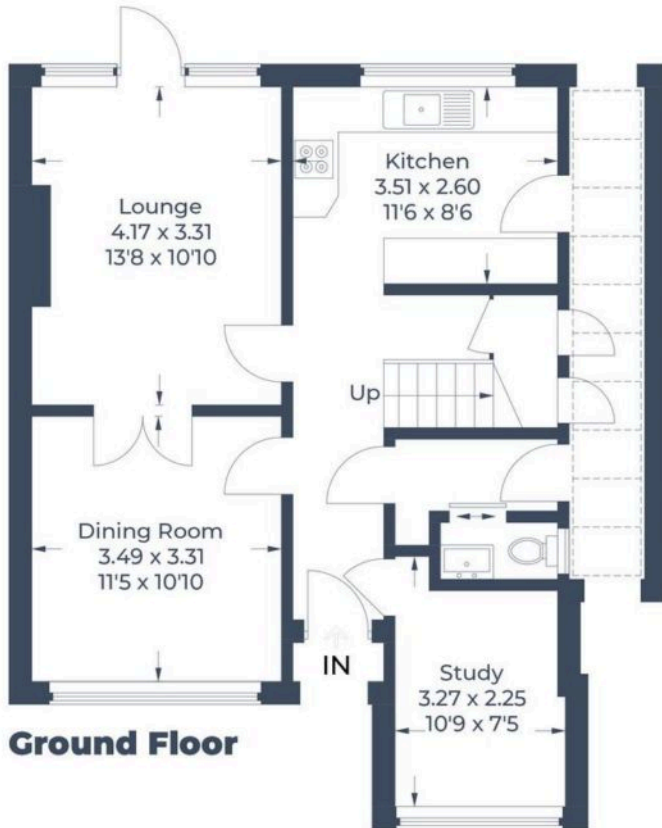


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Trend & Thomas



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.