

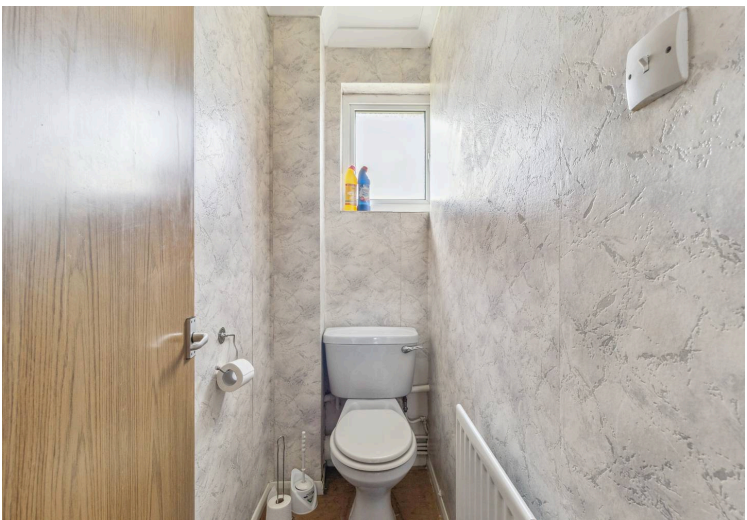


## Hall Close, Rickmansworth, WD3

£535,000 Freehold

NO CHAIN • 27' DOUBLE ASPECT LIVING ROOM • KITCHEN • THREE BEDROOMS • BATHROOM WITH SEPARATE W.C. •  
REAR GARDEN • 18' GARAGE • DRIVEWAY PARKING • POTENTIAL TO EXTEND (STPP)

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



A chain-free THREE BEDROOM END OF TERRACE HOUSE, in a quite residential road, offering great potential for modernisation and extension (subject to planning permission).

An entrance porch provides access to the property. There is a 27' double aspect living room overlooking both the front and rear of the property and sliding doors leading to the rear garden. There is a modern kitchen with ample wall and base cabinets overlooking the garden.

There are three bedrooms on the first floor and a bathroom with separate W.C. Bedrooms one and three overlook the front and there are fitted wardrobes to bedroom three.

The rear garden is mainly laid to lawn with flowered and shrubbed borders and a paved patio area directly outside the sliding doors. To the front is a small front garden, next to the driveway, a side gate for access to the rear garden and up and over door to the garage.

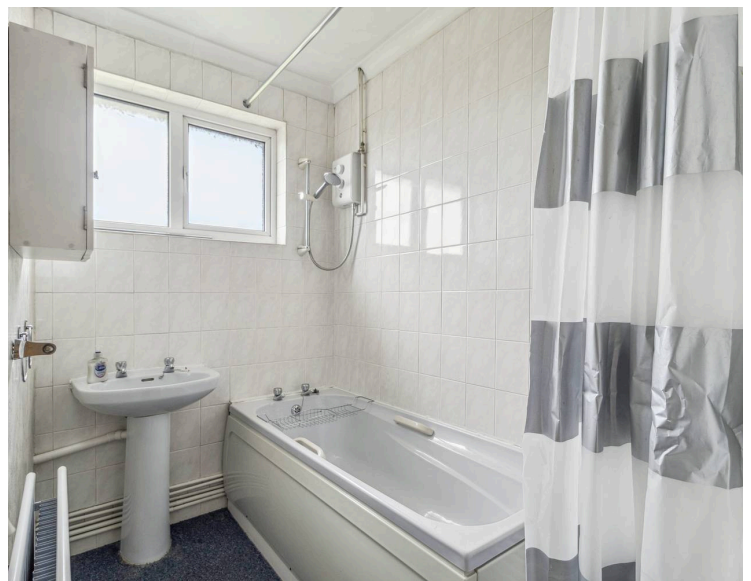
A quiet residential area close to local shopping parades and bus routes to Rickmansworth, Watford and Uxbridge. There are three primary schools in the area and the William Penn Leisure Centre is only a 10 minute walk away. Rickmansworth Metropolitan and Chiltern line station is nearby, and Junction 17 of the M25 is only a 5 minute drive from the property.

Nearest Station: 1.2 miles – Rickmansworth Station

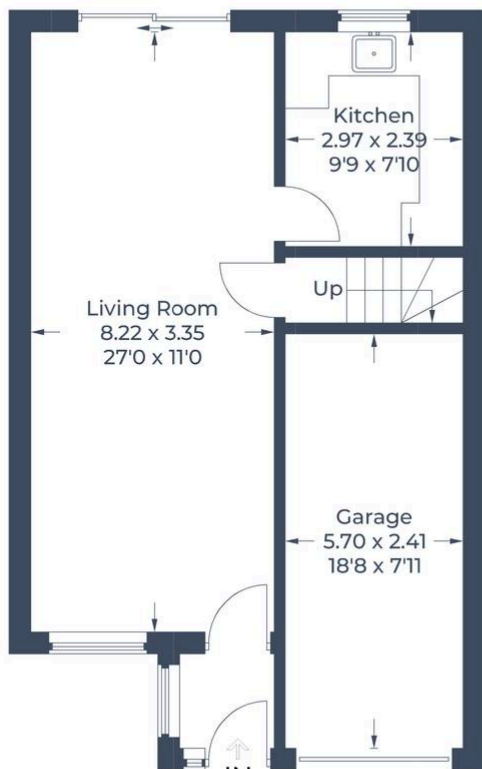
Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Approximate Gross Internal Area  
 Ground Floor = 40.6 sq m / 437 sq ft  
 First Floor = 49.1 sq m / 528 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 103.7 sq m / 1,116 sq ft



**Ground Floor**



**First Floor**

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.