

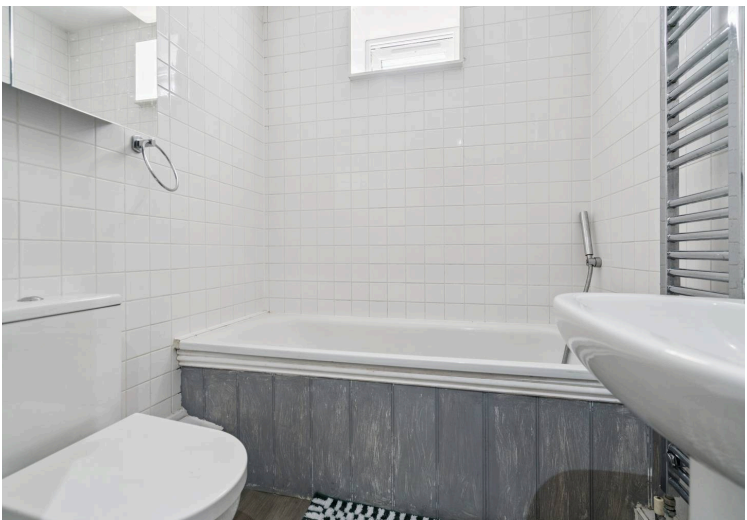


Bury Lane, Rickmansworth, WD3

£750,000 Freehold

LARGE LIVING/DINING ROOM • MODERN KITCHEN • DOWNSTAIRS CLOAKROOM • FOUR BEDROOMS • EN-SUITE TO BEDROOM ONE • FAMILY BATHROOM • REAR GARDEN • DRIVEWAY FOR TWO VEHICLES • TOWN CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



An attractive FOUR BEDROOM END OF TERRACE HOUSE, located in the very centre of Rickmansworth with the benefit of two parking spaces.

The ground floor offers a welcoming entrance hall which leads to the downstairs cloakroom. To the rear of the property, there is a light, L-shaped living/dining room which has a pair of French doors leading to the garden. To the front of the property, there is a modern fitted kitchen with a large bay window.

To the first floor, there are three bedrooms, all with built-in storage cupboards and an en-suite shower room to bedroom one. Off the landing, there is the family bathroom. On the second floor there is a further double bedroom, again with built-in storage.

Externally, there are two allocated spaces to the front of the house. To the rear is a private garden with decking.

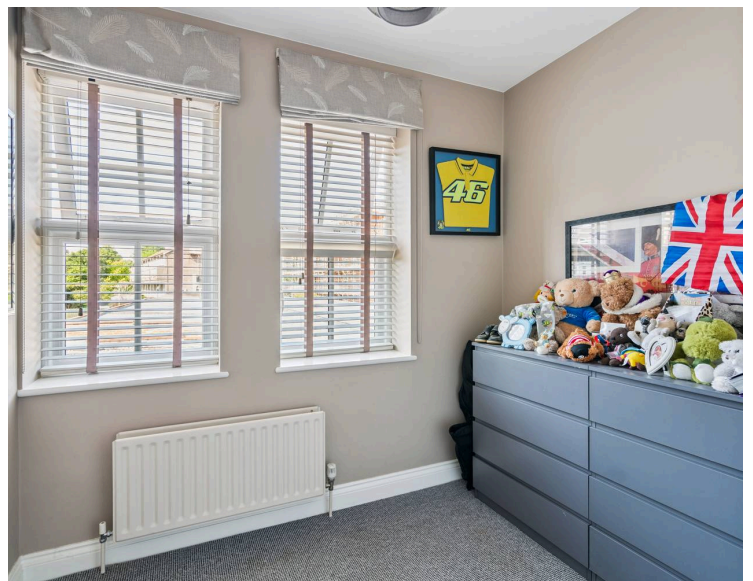
Positioned in this quiet residential location on Bury Lane, being approximately 400 yards walk from Rickmansworth High Street and not far from Rickmansworth Metropolitan/Chiltern Line station. Close to local bus routes and a range of amenities, whilst the M25 can be easily reached via a drive to Junctions 17 or 18. The property also has the added benefit of being just moments away from the Aquadrome.

Nearest Station: 0.3 miles – Rickmansworth Station

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Approximate Gross Internal Area
 Ground Floor = 54.9 sq m / 591 sq ft
 First Floor = 44.7 sq m / 481 sq ft
 Second Floor = 18.2 sq m / 196 sq ft
 Total = 117.8 sq m / 1,268 sq ft

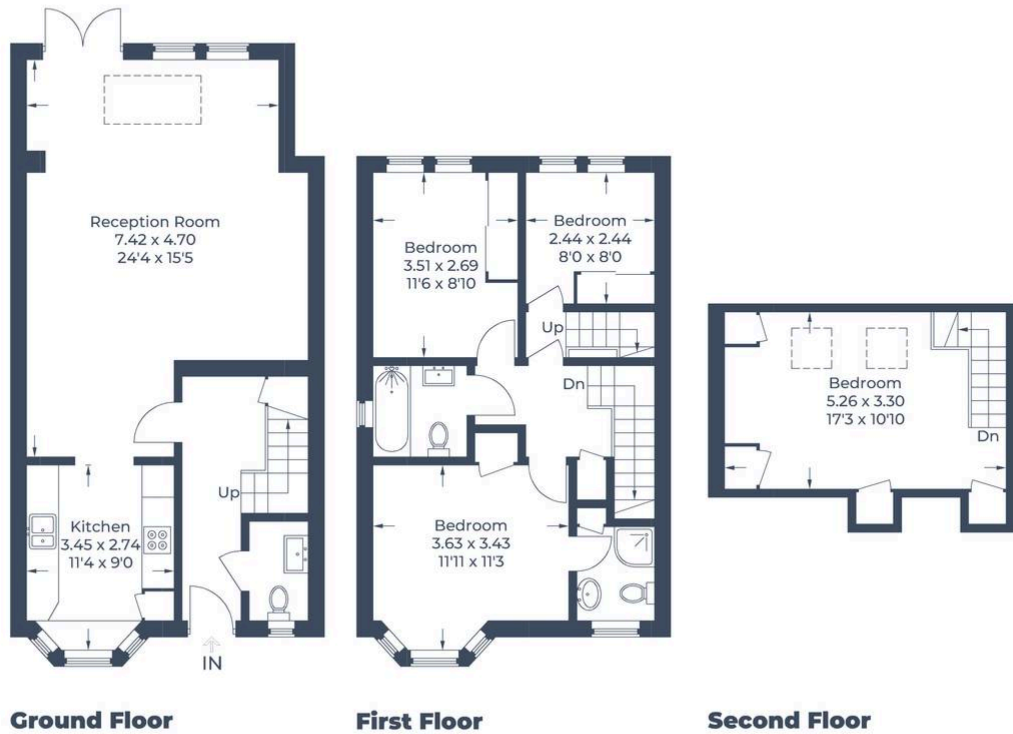


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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the 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.