



Beauchamp Gardens, Rickmansworth, WD3

£495,000 Freehold

LIVING/DINING ROOM • MODERN FITTED KITCHEN • THREE BEDROOMS • FAMILY BATHROOM • FRONT & REAR GARDEN
• GARAGE IN BLOCK • CLOSE TO LOCAL AMENITIES & SCHOOLS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





Trend & Thomas are delighted to present this THREE BEDROOM TERRACED HOUSE, positioned in a quiet corner of a cul-de-sac and close to local amenities and schools.

Upon entering via the entrance porch, there is a spacious 19' living/dining room overlooking the front of the property. The modern fitted kitchen boasts ample storage and access to the patio and rear garden.

Ascending to the first floor reveals three well-appointed bedrooms, including built-in sliding mirrored wardrobes for added convenience to bedrooms one and three, and a modern family bathroom with power shower.

The rear garden is surrounded by close boarded fences and offers a paved patio leading to an area of lawn with a flower bed to one side, a garden path to an insulated and double glazed outbuilding and gated access to the rear. An external store cupboard to the front and a garage in block nearby adds to the appeal of this home.

Situated just over a mile from Rickmansworth Metropolitan/Chiltern Line station and town centre, whilst local schools, bus routes and shopping parades service Church Lane. The nearest M25 Motorway interchange is within a short two minute drive at Junction 17 and there is easy access to local parks and the William Penn Leisure Centre.

Nearest Station: 1.2 miles – Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area
 Ground Floor = 36.3 sq m / 391 sq ft
 First Floor = 34.6 sq m / 372 sq ft
 Store = 0.7 sq m / 7 sq ft
 Total = 71.6 sq m / 770 sq ft



 = Reduced head height below 1.5m

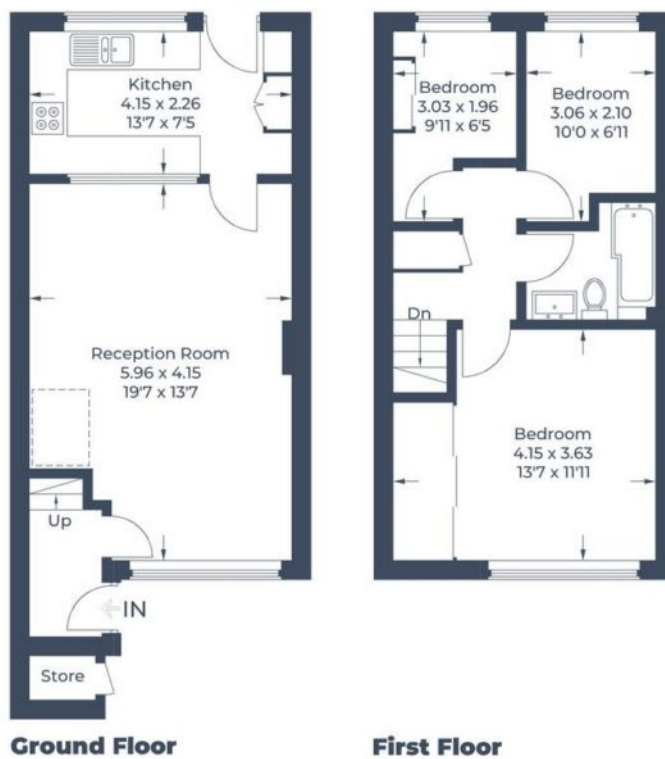


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