



Shepherds Lane, Rickmansworth, WD3

£525,000 Freehold

CHAIN FREE • LIVING ROOM • KITCHEN • LARGE DINING ROOM • THREE BEDROOMS • SHOWER ROOM • REAR GARDEN • WORKSHOP • DRIVEWAY

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain free, THREE BEDROOM SEMI DETACHED HOUSE, situated on a popular residential road, close to local shops and schools.

The ground floor of this property comprises of a welcoming entrance hall that allows access into both the south west facing living room and large dining room. There is a well sized kitchen that leads out to the useful workshop.

To the first floor, there are three good sized bedrooms, with bedroom one and two benefiting from ample built in storage. As well as a shower room. To the front of the property there is a huge front garden, made up of a driveway and lawn. To the rear is a good sized garden, with a mixture of patio and lawn, a shed and a greenhouse.

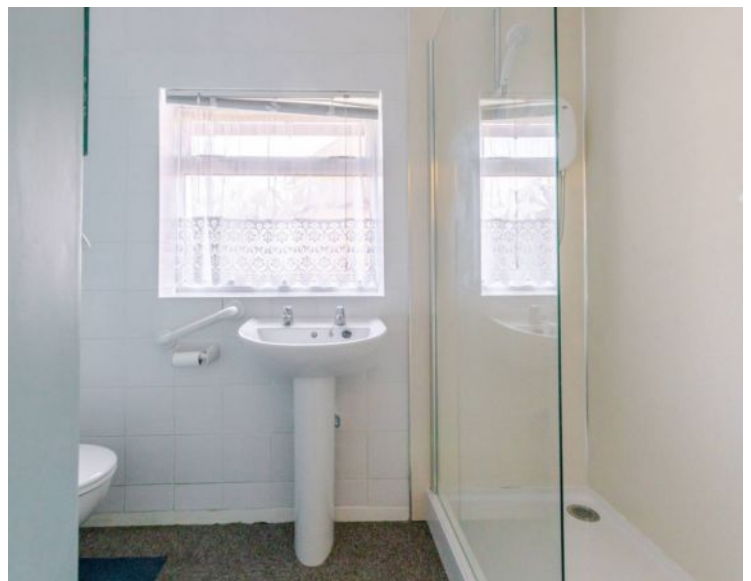
The property is situated close to local shopping parades, bus routes and schools. Rickmansworth Metropolitan/Chiltern Line station and the Town Centre are approximately one mile away whilst the M25 Motorway is reached via a short drive to Junction 17. The William Penn Leisure Centre is nearby, and it is just a short walk to Rickmansworth Aquadrome with its fantastic leisure facilities and nature reserve.

Nearest Station: 1.2 miles – Rickmansworth Station

Council Tax: D

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



Ground Floor



First Floor



Total area: approx. 97.1 sq. metres (1045.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Plan produced using PlanUp.□



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.