

Rickmansworth Road, Watford, Hertfordshire, WD18 7JG



£625,000 Freehold

3 Double Bedroom End of Terrace House

We are pleased to present this THREE DOUBLE BEDROOM END OF TERRACE HOUSE, situated in a prime location, a short walk from Watford Boys Grammar School.

- LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- CONSERVATORY
- GARDEN
- DRIVEWAY TO REAR WITH GARAGE ACCESS
- POTENTIAL TO EXTEND (STPP)

Rickmansworth Road, Watford, Hertfordshire, WD18 7JG

The ground floor of this property comprises of a porch that leads to a welcoming entrance hall. To the front is a spacious living room, to the rear is an open plan, modern kitchen/dining room. From here there is access to an 18' conservatory that overlooks the rear garden.

On the first floor are three good-sized double bedrooms as well as a modern three-piece bathroom suite.

There is also a well-maintained rear garden, made up of artificial grass with shrub borders, as well as a patio area with a pergola. There is also a storage room to the end of the garden. To the rear of the garden is a driveway for parking with access to the garage.

The property occupies a most convenient position, very close to Watford Metropolitan Line Station, Watford Town Centre and Cassiobury Park. Watford Shopping Centre is also within a mile away. The M25 is easily reachable from either junction 19 or 20, which provides easy access to Heathrow airport and the M1.

- Local Authority: Watford Council
- Council Tax: Band D Approx. £2236.30 (2024-2025)
- Approx. Floor Area: 1292.7 Sq ft / 120.1 Sqm
- Nearest Station: 0.5 miles Watford Underground Station – Metropolitan Line



Rickmansworth Road, Watford, Hertfordshire, WD18 7JG



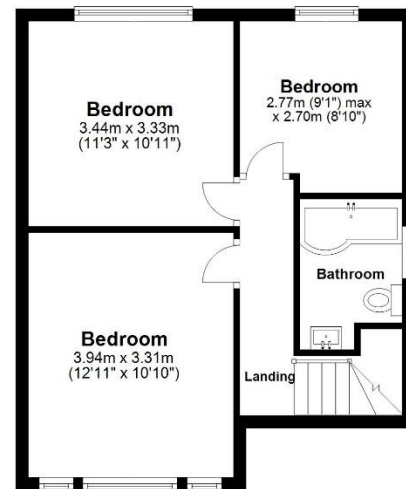
Ground Floor

Approx. 77.7 sq. metres (836.5 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 120.1 sq. metres (1292.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

