



JOHN ROBERTS & Co  
estate agents



48 Norfolk Road, Rickmansworth, WD3 1LA

Guide Price £450,000



2



1



1



D



# 48 Norfolk Road

Rickmansworth, WD3 1LA

- RICKMANSWORTH TOWN CENTRE
- FIRST FLOOR BATHROOM
- UTILITY AREA
- GARDEN
- NO ONWARD CHAIN
- TWO BEDROOMS
- OPEN PLAN RECEPTION ROOM / KITCHEN
- CONSERVATORY
- OFF STREET PARKING
- EPC RATING: D

This two-bedroom property is beautifully presented and is conveniently situated in the heart of Rickmansworth Town Centre, just stones throw from Rickmansworth Railway Station and High Street shops.

The ground floor is an open plan area with a sitting room to the front and breakfast area to the rear. There is a well equipped kitchen with access to the conservatory and rear garden.

The first floor boasts two bedrooms and a family bathroom.

The rear garden is mostly laid to decking with a patio area adjacent to the property and also at the rear with a garden shed.



### Situation:

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous water sports.

### Viewings:

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm.

**Tenure:**  
Freehold

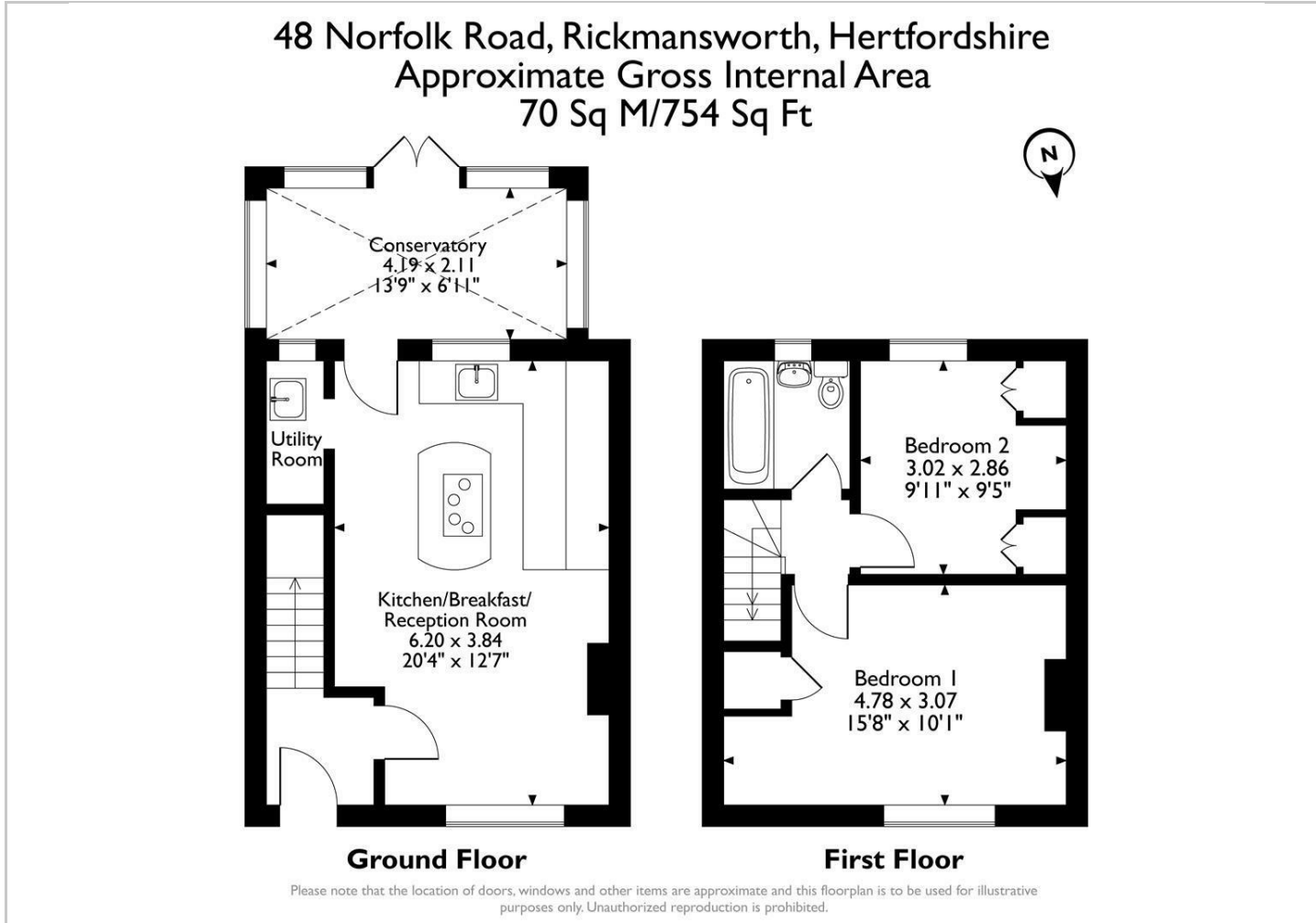
**Council:**  
Three Rivers District Council Band D £2198.45







## Floor Plans



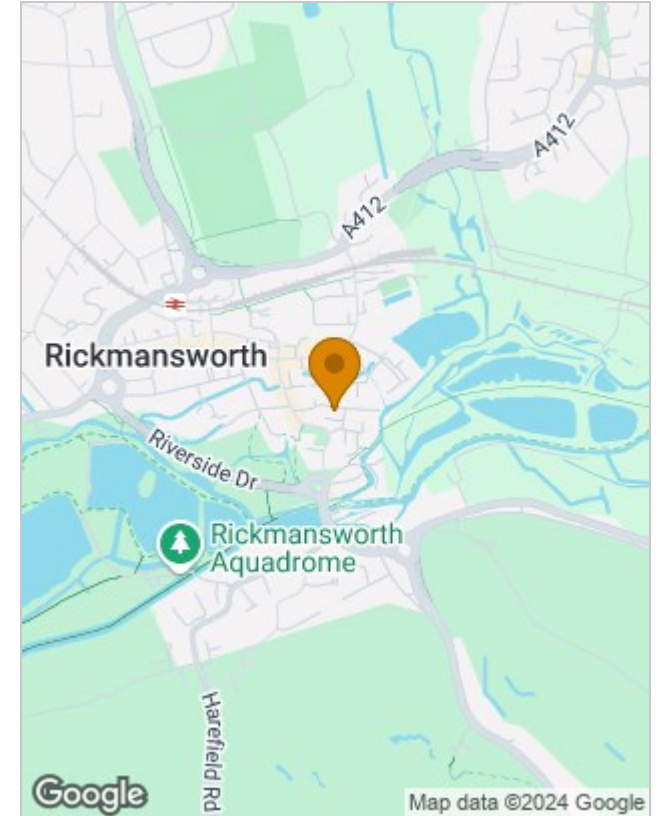
## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ  
Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk <https://www.johnroberts.co.uk>

## Location Map



## Energy Performance Graph

