



Church Lane, Rickmansworth, WD3

£460,000 Freehold

SPACIOUS LIVING ROOM • MODERN FITTED KITCHEN • CONSERVATORY • THREE BEDROOMS • MODERN FAMILY BATHROOM • REAR GARDEN

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

The entrance hall leads to a spacious living overlooking the front of the property and a modern fitted kitchen, as well as staircase to the first floor. To the rear of the property is a good-sized conservatory, with double doors leading to the garden.

There are three bedrooms on the first floor, with a door between bedrooms two and three, and a modern family bathroom.

The rear garden has a patio area with a tree and a path leading to some flower beds and two timber sheds, with close boarded fencing surrounding.

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: 0.9 miles – Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Approximate Gross Internal Area
 Ground Floor = 51.3 sq m / 552 sq ft
 First Floor = 31.3 sq m / 337 sq ft
 Total = 82.6 sq m / 889 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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.

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