

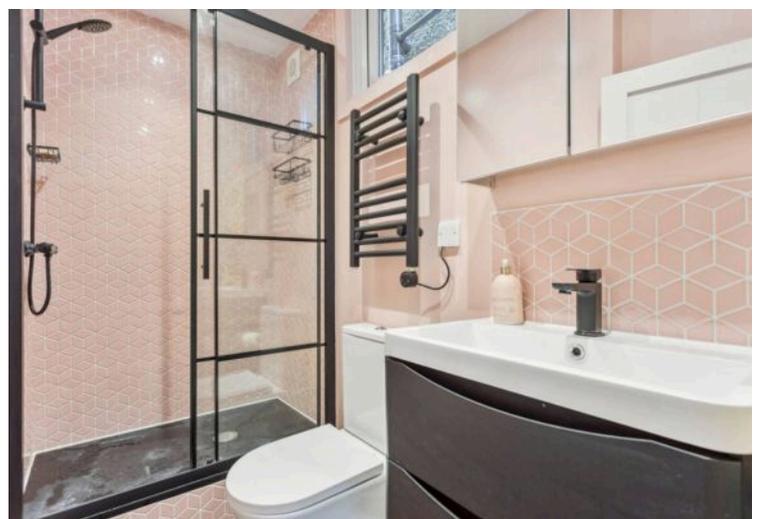


## Ebury Road, Rickmansworth, WD3

£765,000 Freehold

LIVING ROOM & FAMILY ROOM • 17' KITCHEN/DINER • GUEST W.C. • FOUR BEDROOMS • FAMILY BATHROOM & EN-SUITE  
SHOWER ROOM TO BEDROOM ONE • REAR GARDEN • PRIVATE PARKING SPACE TO REAR • TOWN CENTRE LOCATION •  
CLOSE TO STATION

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



Nestled in a prime town centre location, is this FOUR BEDROOM SEMI DETACHED HOUSE is a perfect opportunity for your family's next step on the property ladder.

Upon entering, you are greeted by a living room brimming with warmth and character. Past the staircase to the first floor is the family room, filled with natural light, and with a couple of stairs leading you to the heart of the home; a 17' kitchen/diner. This culinary masterpiece, offers a beautifully appointed space for family meals and gatherings. The guest W.C. adds practicality and comfort for residents and visitors alike.

To the first floor, you will find three generously proportioned bedrooms, each offering a tranquil sanctuary for rest and relaxation. Bedroom one benefits from an en-suite shower room, and a modern family bathroom completes the floor. Bedroom two is on the second floor, with the added convenience of eaved storage.

This charming property boasts a rear garden, perfect for al-fresco dining with a paved patio area and area of lawn with flowered and tree-lined borders. There is also a private parking space to the rear of the property.

In summary, this house is a true gem in a bustling town centre location, book your viewing today.

This property is positioned in a sought-after residential road, minutes from Rickmansworth High Street and its many shopping and restaurant facilities. It is less than five minutes' walk to Rickmansworth Metropolitan/Chiltern Line station which takes approximately 25 minutes to Marylebone or Baker Street. The Aquadrome, golfing and equestrian facilities are also nearby, whilst the M25 can be accessed via a short drive to junctions 17 or 18.

Nearest Station: 0.3 miles - Rickmansworth Station

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area  
Ground Floor = 58.2 sq m / 626 sq ft  
First Floor = 48.2 sq m / 519 sq ft  
Second Floor = 17.1 sq m / 184 sq ft  
Total = 123.5 sq m / 1,329 sq ft



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.

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.