



Ebury Road, Rickmansworth, WD3

£475,000 Guide Price | Freehold

TWO BEDROOM END OF TERRACE COTTAGE • CHAIN FREE • LIVING ROOM, DINING ROOM AND KITCHEN • TWO DOUBLE BEDROOMS AND LARGE BATHROOM • REAR GARDEN • TOWN CENTRE LOCATION • IN NEED OF MODERISATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A chain free TWO BEDROOM END OF TERRACE HOUSE in need of modernisation throughout, situated in the heart of Rickmansworth.

This well-proportioned two bedroom end of terrace house offers a great opportunity to any buyers looking for a renovation project. The ground floor boasts a front reception room and a separate sitting/dining room providing access to the rear garden via patio door. There are also sliding doors to the kitchen, which also has a side door to the rear garden. Upstairs are two double bedrooms and a large wet room/bathroom with walk in shower and W.C.

The rear garden has a small paved patio area and path leading down the lawn. There is a shed/green house and mature flowered and shrubbed borders to the sides.

Positioned in this popular road, less than five minutes walk from Rickmansworth's Metropolitan/Chiltern Line station and around the corner from the town centre with its shopping facilities. The Aquadrome, golfing and equestrian facilities are nearby, whilst the M25 can be accessed via a drive to junctions 17 or 18.

Nearest Station: 0.3 miles - Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026-2027 (Three Rivers District Council)

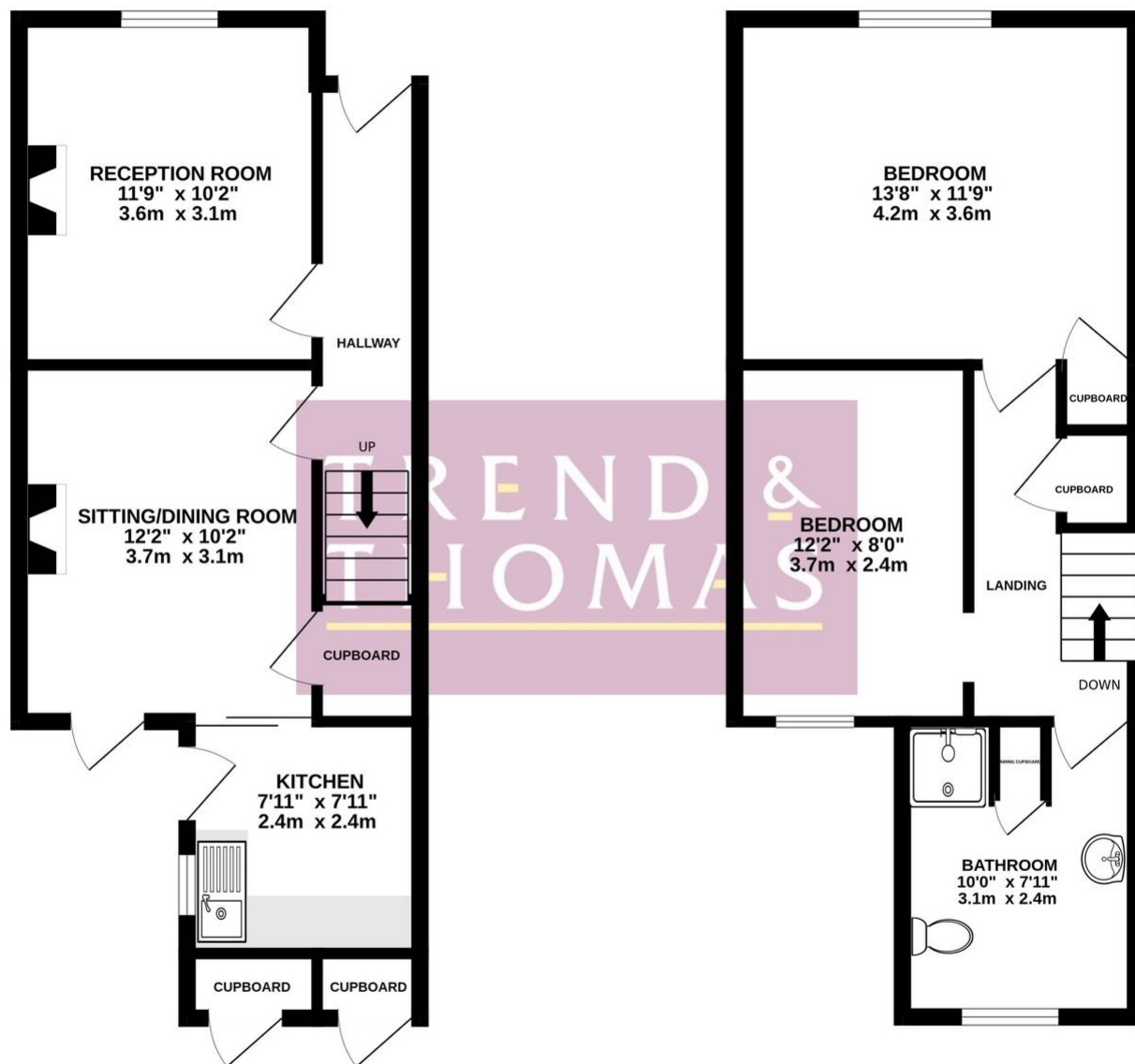
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.