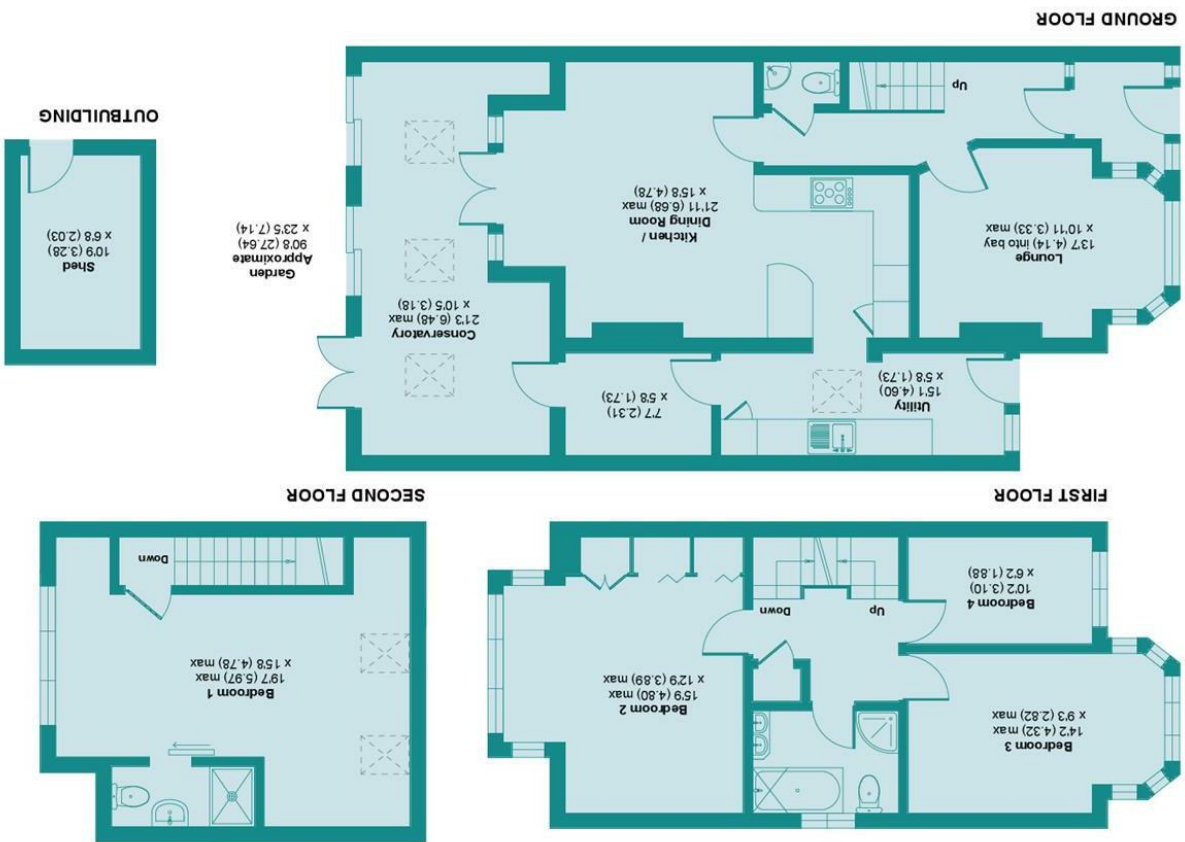


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © richcom 2020.
RICS Certified Property Measurement
Produced for James Estate Agents. REF: 679132



Approximate Area = 1703 sq ft / 158 sq m
Outbuilding = 72 sq ft / 7 sq m
Total = 1775 sq ft / 165 sq m
For identification only - Not to scale

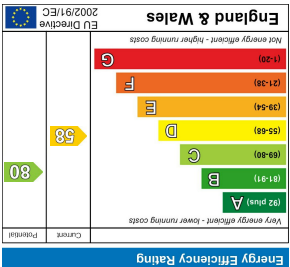
Frankland Road, Croxley Green, Rickmansworth, WD3 3AS

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



PROPERTY SUMMARY

Sold with no upper chain this extended 4 bedroom, 2 bathroom semi detached family home offers generous living space totalling 1703 square feet over 3 floors. The property further benefits from off street parking and a large south facing rear garden. Located on highly sought after Frankland Road close to Ofsted rated excellent schools, Rickmansworth Secondary School and Harvey Road Primary School, Metropolitan Line station, local shops, bars, restaurants as well as scenic walking routes. Ground floor accommodation consists of a lounge to front of the property, a large kitchen/dining room which is complemented by a separate utility room, conservatory and downstairs cloakroom. The first floor boasts two generously sized double bedrooms, a single bedroom, and family bathroom. The loft conversion is a standout feature, housing a master bedroom complete with an en-suite bathroom. Outside, the property benefits from a substantial 90-foot rear garden, there is a secure wooden gate gives access to allotments. Off street parking for 2 vehicles.

4



2



3



