

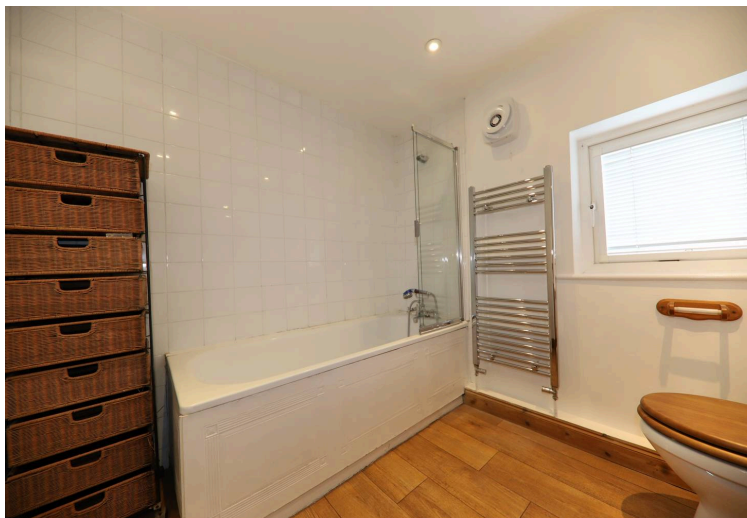


Uxbridge Road, Rickmansworth, WD3

Offers In Excess of £275,000 Freehold

CHAIN FREE TERRACED COTTAGE • RECEPTION ROOM • FITTED KITCHEN • ONE DOUBLE BEDROOM •
BATHROOM • REAR COURTYARD • UPVC DOUBLE GLAZED WINDOWS • GAS FIRED CENTRAL HEATING

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A charming ONE DOUBLE BEDROOM TERRACED CHARACTER COTTAGE, situated close to local amenities.

Stepping inside, you are welcomed by an inviting and good-sized reception room. Adjacent to the reception room, the well-appointed fitted kitchen offers ample workspace, and overlooks the rear of the property with a door leading to an outdoor courtyard with shared access across the back of the cottages.

Upstairs, there is a generous double bedroom and a modern bathroom featuring a modern suite with tiled walls along the bath, with shower over, a pedestal wash hand basin and W.C. Throughout the property are UPVC double glazed windows and gas fired central heating ensuring comfort all year round.

This cottage is offered chain free, presenting a superb opportunity for a swift purchase, ready to welcome its next owner.

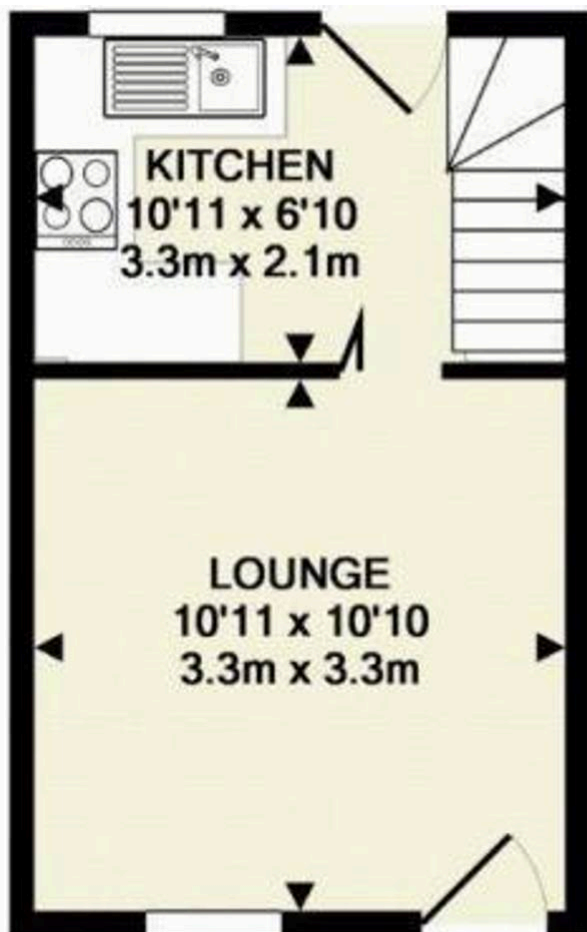
Positioned approximately 1.2 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Bus routes and local shopping parades service the nearby Uxbridge Road, whilst the M25 can be easily accessed via Junctions 17 and 18.

Nearest Station: 1.2 miles – Rickmansworth Station

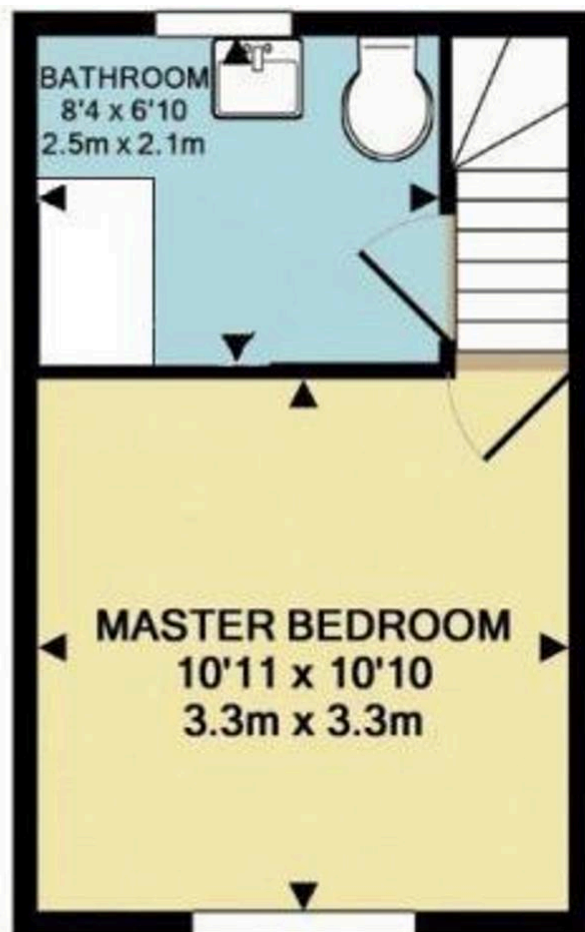
Council Tax: C Approx. £2137.54 2026–2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR
APPROX. FLOOR
AREA 17.9 SQ.M.
(193 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 17.9 SQ.M.
(193 SQ.FT.)

TOTAL APPROX. FLOOR AREA 35.9 SQ.M. (386 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

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.