



## Ebury Road, Rickmansworth, WD3

£2,350 PCM | Un-Furnished - Available Late June

- NEWLY REDECORATED • SPACIOUS LIVING ROOM • DINING AREA • MODERN FITTED KITCHEN/BREAKFAST ROOM •
- THREE BEDROOMS • NEWLY FITTED EN-SUITE SHOWER ROOM TO BEDROOM ONE • FAMILY BATHROOM • REAR GARDEN
- TWO ALLOCATED PARKING BAYS TO REAR

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



# TREND & THOMAS

A beautifully appointed and spacious THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE, newly redecorated and positioned in the cul-de-sac end of this sought-after Town Centre road.

There is a spacious living room with stairs leading to the first floor and a separate dining area. The kitchen/breakfast room is light and airy providing access to the rear garden.

The first floor has three bedrooms, with a newly fitted en-suite shower room to bedroom one, and a modern family bathroom. There is also access to a fully boarded loft, perfect for storage.

The property benefits from side access from the front to the rear garden, which has a paved patio area and path leading up the rear lawn. There are two allocated parking bays to the rear.

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: E Approx. £2802.78 2025-2026 (Three Rivers District Council)

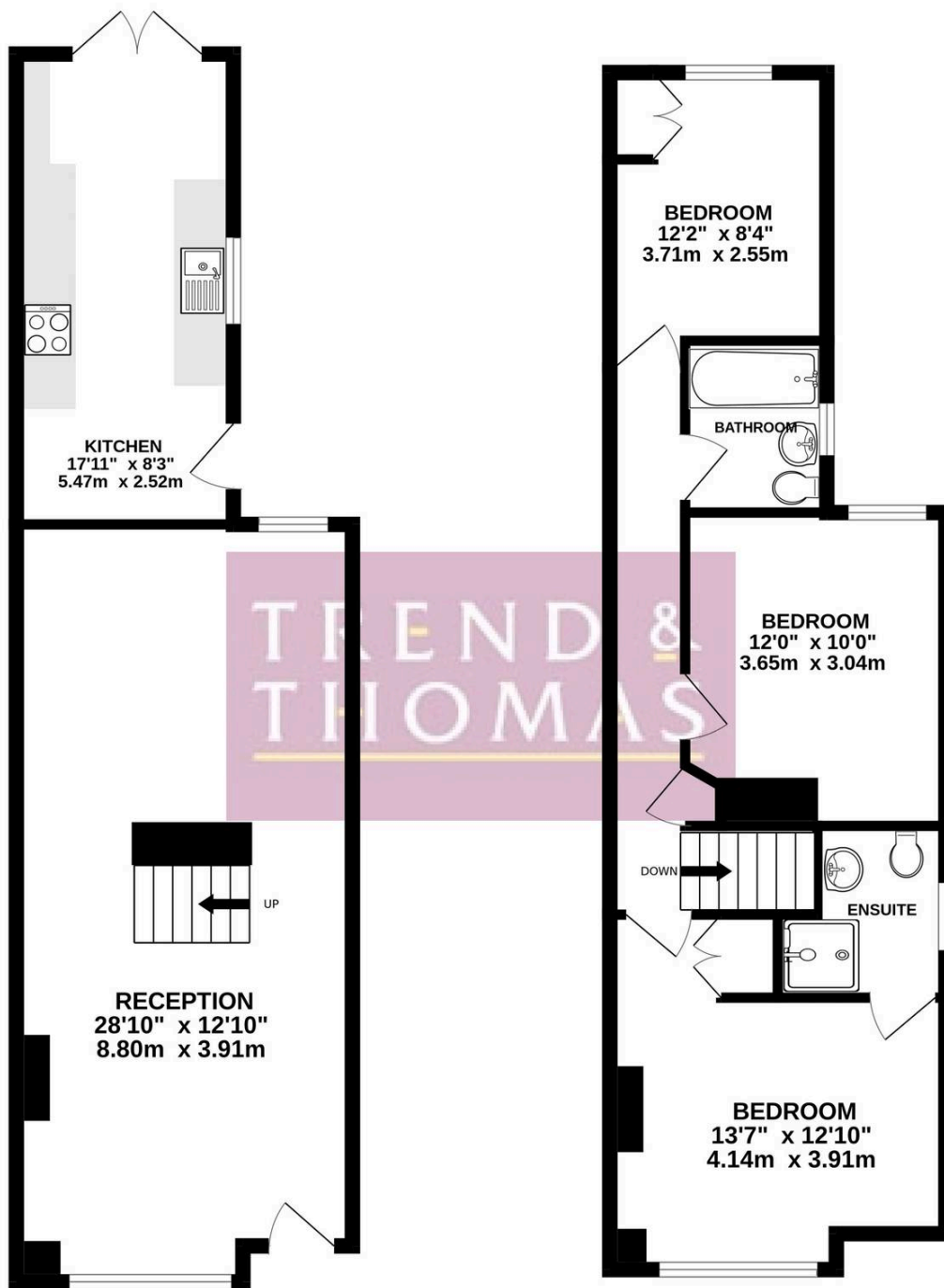
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



**GROUND FLOOR**  
501 sq.ft. (46.6 sq.m.) approx.

**1ST FLOOR**  
493 sq.ft. (45.8 sq.m.) approx.



**EBURY ROAD, RICKMANSWORTH, WD3 1BN**

**TOTAL FLOOR AREA : 994 sq.ft. (92.4 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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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.

## TREND & THOMAS – PERMITTED PAYMENTS

Below is a list of permitted payments for Tenants:

Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):

- Holding Deposit - 1 week's rent

N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord

Second Payment Prior to Move in (payable to The Agent):

- The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

- Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

During the tenancy (payable to the Agent):

- Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement
- Payment of interest for the late payment of rent at the rate of 3% over base rate
- Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable:

- Utilities – Gas, electricity, water
- Communications – Telephone and broadband
  - Installation of Cable/Satellite
- Subscription to cable/satellite supplier
  - Television licence
  - Council Tax

Other permitted Payments

- Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

Tenant Protection

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.