



Church Lane, Rickmansworth, WD3

£450,000 Freehold

SPACIOUS LIVING ROOM • MODERN FITTED KITCHEN • CONSERVATORY • THREE BEDROOMS • MODERN FAMILY BATHROOM • REAR GARDEN

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A THREE BEDROOM SEMI DETACHED HOUSE, situated on a popular residential road, close to local shops and schools.

The entrance hall leads to a spacious living overlooking the front of the property and a modern fitted kitchen, as well as staircase to the first floor. To the rear of the property is a good-sized conservatory, with double doors leading to the garden.

There are three bedrooms on the first floor, with a door between bedrooms two and three, and a modern family bathroom.

The rear garden has a patio area with a tree and a path leading to some flower beds and two timber sheds, with close boarded fencing surrounding.

The property is situated close to local shopping parades, bus routes and schools. Rickmansworth Metropolitan/Chiltern Line station and the Town Centre are approximately one mile away whilst the M25 Motorway is reached via a short drive to Junction 17. The William Penn Leisure Centre is nearby, and it is just a short walk to Rickmansworth Aquadrome with its fantastic leisure facilities and nature reserve.

Nearest Station: 0.9 miles – Rickmansworth Station

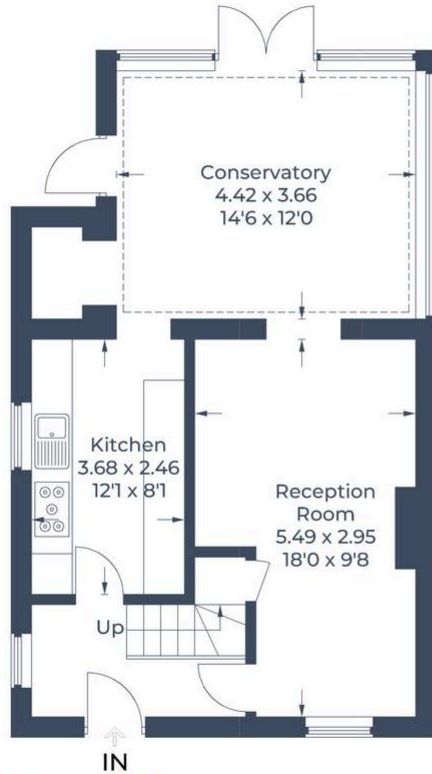
Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Approximate Gross Internal Area
Ground Floor = 51.3 sq m / 552 sq ft
First Floor = 31.3 sq m / 337 sq ft
Total = 82.6 sq m / 889 sq ft



Ground Floor



First Floor

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.