



## Ivy Lea, Rickmansworth, WD3

£425,000 Freehold

TWO BEDROOM END OF TERRACE HOUSE • LIVING ROOM • KITCHEN • TWO BEDROOMS • BATHROOM •  
FRONT & REAR GARDEN

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

A well-presented TWO BEDROOM END OF TERRACE HOUSE, positioned in this small residential cul-de-sac.

There is a good-sized living room and to the rear of the house is the fitted kitchen. There are two double bedrooms to the first floor and a family bathroom.

The property has a well-maintained front and rear garden.

Positioned in this residential road approximately 1.2 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is reached via a short drive to Junction 17. There are shopping parades nearby and bus routes servicing the Uxbridge Road and Springwell Avenue.

Nearest Station: 1.2 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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.