

# Rolfe East



## Rectory Road, WD3

£390,000

- Two bedrooms
- Garage located to the rear of the property
- Double glazed windows throughout
- No onward chain
- Well presented ground floor maisonette
- Newly fitted kitchen
- Just a five-minute walk to Rickmansworth Station
- Private rear garden
- Gas central heating throughout
- Ideal purchase for first-time buyers, downsizers, or investors

66 High Street, W3 6LE  
020 8993 7755

acton@rolfe-east.com  
<https://www.rolfe-east.com/>

This well presented two bedroom ground floor maisonette, benefits from its own private rear garden and a garage located to the rear of the property. Internally, the accommodation has been improved with a newly fitted modern kitchen and new flooring, while further benefits include gas central heating and double glazing throughout.

Ideally situated just a five-minute walk from Rickmansworth Station, providing both Overground and Underground connections, the property is perfectly placed for commuters and those seeking convenient access to local amenities. It is an excellent opportunity for first-time buyers, downsizers, or investors alike.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a move-in-ready home in a highly desirable location.



Council Tax Band: D









GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 588 SQ FT



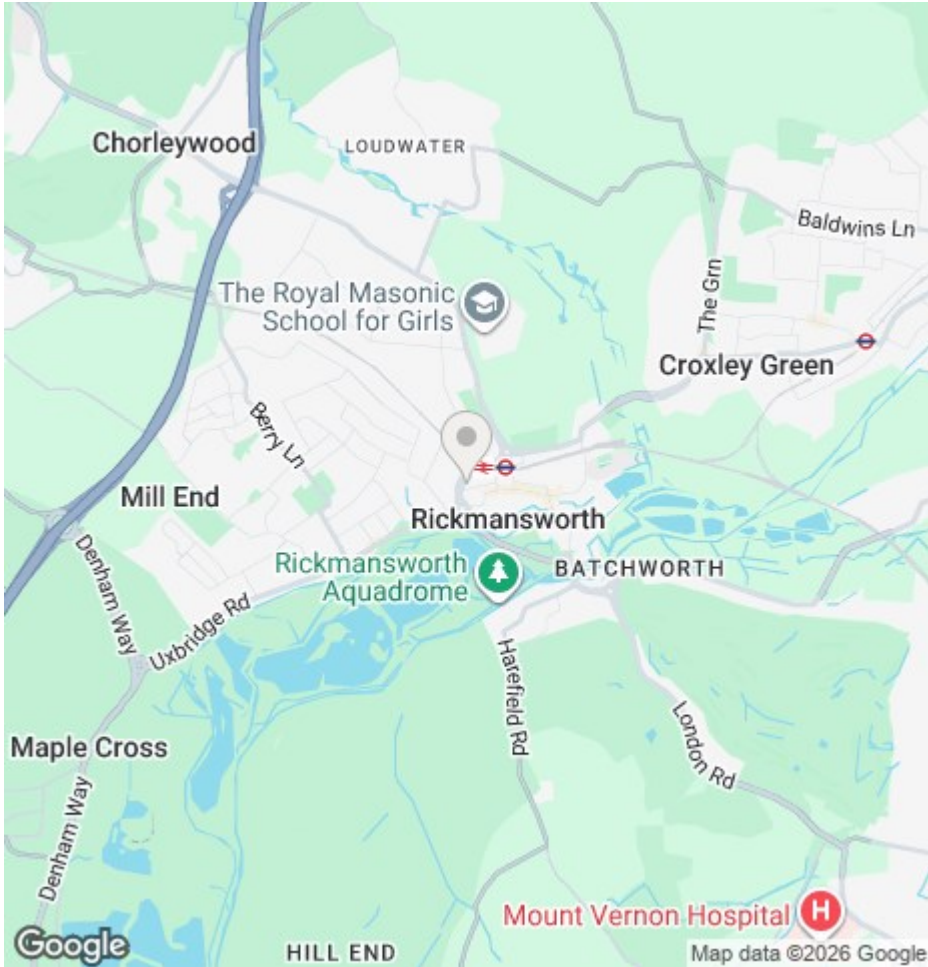
APPROX. GROSS INTERNAL FLOOR AREA: 588 SQ FT/ 55 SQM

**Rolfe East**

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8993 7755 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>	<b>66</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	