





Thellusson Way, Rickmansworth, WD3

Offers In Excess of £430,000 Freehold

TWO BEDROOM TERRACED HOUSE • SPACIOUS RECEPTION ROOM • FITTED KITCHEN • TWO BEDROOMS • MODERN BATHROOM • GUEST W.C. • REAR GARDEN • TWO ALLOCATED PARKING SPACES TO FRONT

TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS











A well-appointed TWO BEDROOM TERRACED HOME, conveniently located on a popular residential development, close to local schools.

This beautifully presented two-bedroom terraced house is perfectly suited for small families, professionals, or first-time buyers. The attractive brick facade, set within a peaceful residential area, immediately welcomes you with a small front garden and two convenient allocated parking spaces directly in front of the property. Upon entering, the hallway leads to a spacious living room, where sleek French doors open onto a charming, private garden. The living area is flooded with natural light, accentuated by plush carpeting, providing a cosy and inviting setting for relaxation or entertaining guests. The heart of the home continues to impress with a stylish, well-appointed kitchen featuring white cabinetry with ample storage, and a classic tiled backsplash. A large window fills the kitchen with natural light, offering a practical and elegant space for all culinary pursuits. A convenient guest W.C. completes the ground floor.

Upstairs are two good-sized bedrooms each boasting large windows and built-in wardrobes. The bathroom maintains a classic aesthetic with a pedestal sink and a bath-tub with shower over, and elegant beige tiles complemented by a decorative floral border.

The rear garden provides a patio area ideal for al fresco dining leading to an area of lawn with close boarded fencing creating a secluded atmosphere.

Positioned in a modern residential development, approximately 1.7 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The area has a number of excellent schools for both private and state education. The King George V playing fields and William Penn Leisure Centre are a short walk from the property. The M25 motorway is available at both junction 17 and 18 connecting you to the national motorway network. Major London airports are also within reach.

Nearest Station: 1.7 miles - Rickmansworth Station

Council Tax band: D

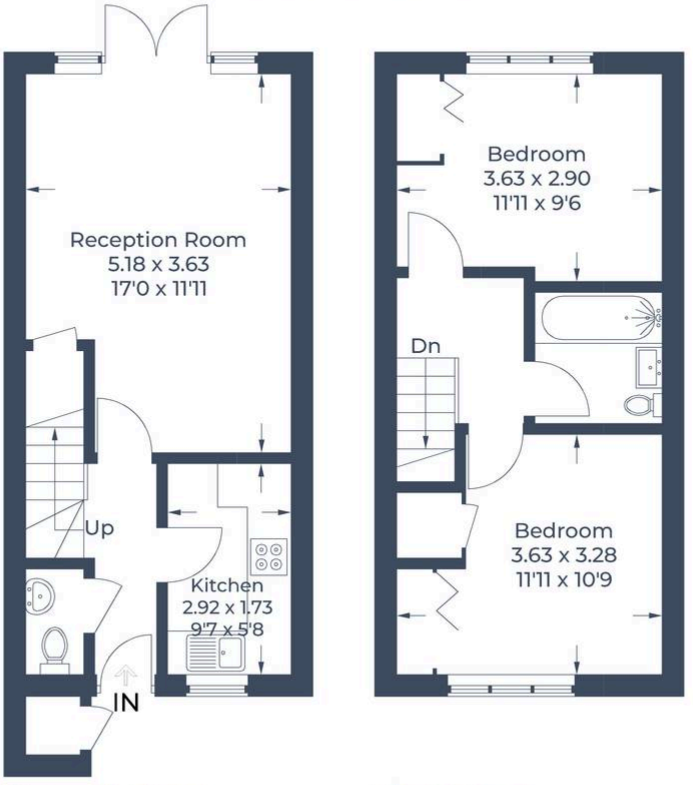
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area
Ground Floor = 30.4 sq m / 327 sq ft
First Floor = 30.1 sq m / 324 sq ft
Total = 60.5 sq m / 651 sq ft
(Excluding External Store)



Ground Floor **First Floor**

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Trend & Thomas

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.