



## Ebury Road, Rickmansworth, WD3

£675,000 Freehold

LIVING ROOM • DINING ROOM • MODERN FITTED KITCHEN • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS • FAMILY BATHROOM • REAR GARDEN • PERMIT PARKING AVAILABLE • TOWN CENTRE LOCATION • CLOSE TO STATION

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



A well-appointed THREE BEDROOM TERRACED CHARACTER COTTAGE in this sought-after Town Centre road.

The living room overlooking the front is thoughtfully designed for relaxation, with ample space for comfortable seating and a feature fireplace that adds a sense of warmth and tradition. Moving through to the dining room, you will find an inviting space perfectly suited for family meals, another feature fireplace and a convenient guest cloakroom. Adjacent to the dining room, is a spacious modern fitted kitchen with ample storage in wall and base cabinets, and abundant countertop space.

Upstairs, the property continues to impress with three well-appointed bedrooms and a modern family bathroom.

The rear garden has a paved patio area leading to an area of lawn with flowered and shrubbed borders. Permit parking is available via the local council (by application only).

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

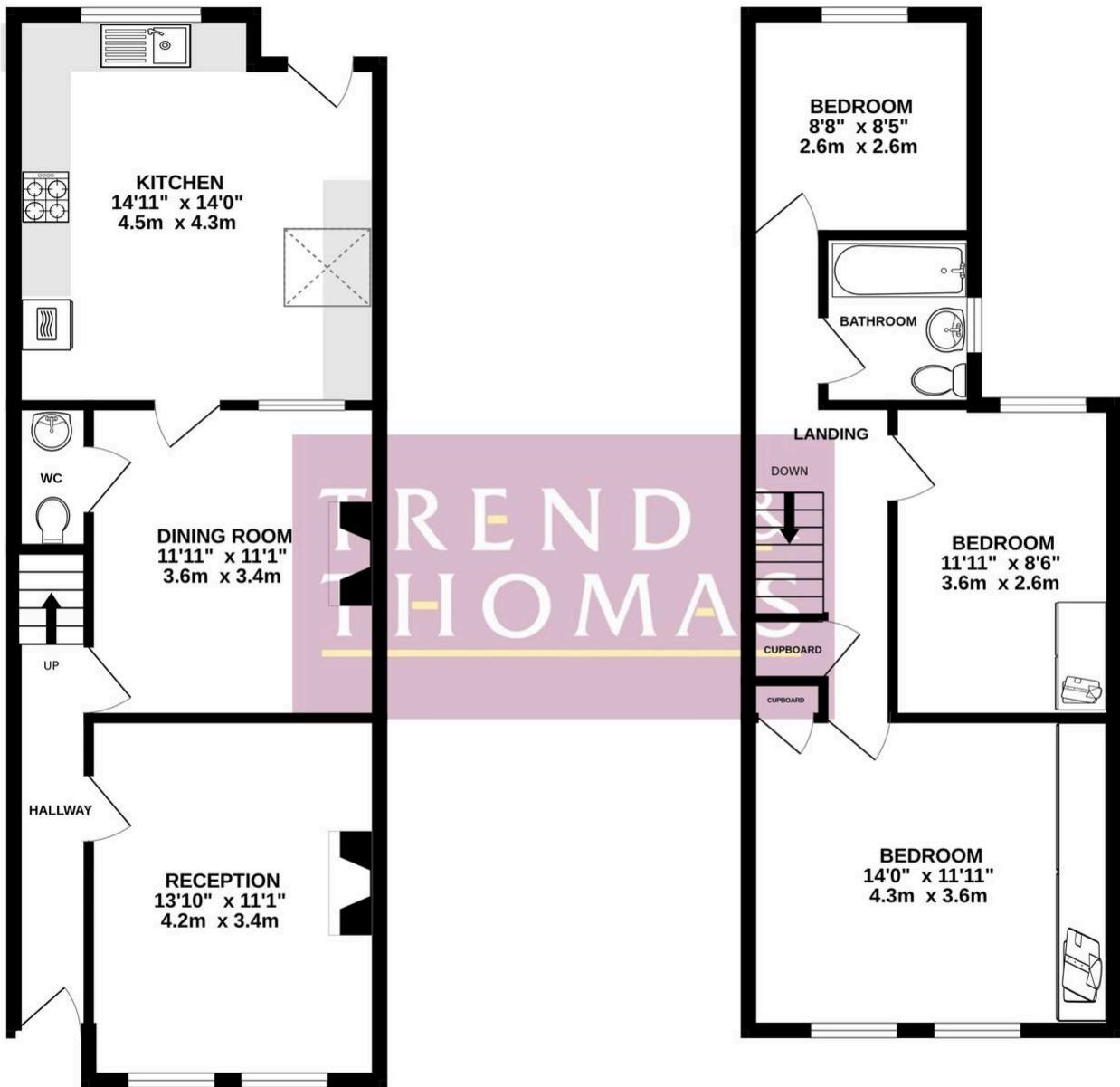
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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 features are approximate. 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 is given as to their operability or efficiency can be given.



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.