

Clarkfield, Rickmansworth, Hertfordshire, WD3 8FH



£390,000 Freehold 2 Bedroom Semi Detached House

A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE situated in a quiet cul-de-sac and close to local amenities.

- TWO BEDROOMS
- LIVING/DINING ROOM
- KITCHEN
- THREE PIECE BATHROOM SUITE
- AMPLE BUILT IN STORAGE
- SOUTH FACING GARDEN
- OPEN STORM PORCH
- WELCOMING ENTRANCE HALL
- PARKING SPACE OPPOSITE

Clarkfield, Rickmansworth, Hertfordshire, WD3 8FH

The ground floor of this property has a spacious living/dining room with patio doors leading to the rear garden and a good-sized kitchen. The first floor offers two bedrooms and a three-piece bathroom suite.

The rear garden has a sunny, south facing aspect, made up of a combination of lawn and patio with shrub borders. There is a parking space opposite the front of the property.

Situated in this small popular cul-de-sac development off Church Lane, close to local shopping parades, bus routes and schools. Rickmansworth Metropolitan/Chiltern Line station Town Centre is approximately 1 mile away whilst the M25 Motorway is reached via a short drive to Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2081.83 (2023-2024)
- Approx. Floor Area: 728.7 Sq ft / 67.7 Sqm
- Nearest Station: 1 mile Rickmansworth Station – Metropolitan/Chiltern Line

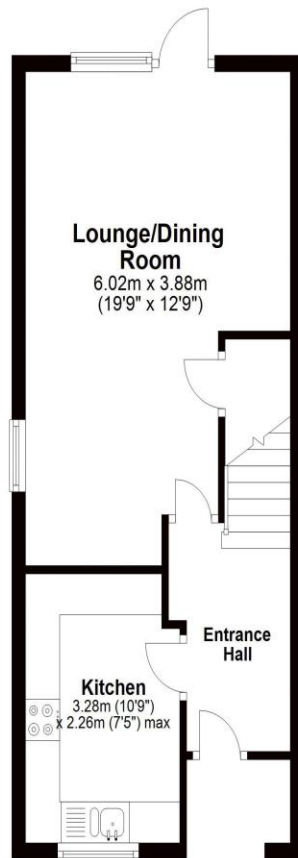


Clarkfield, Rickmansworth, Hertfordshire, WD3 8FH



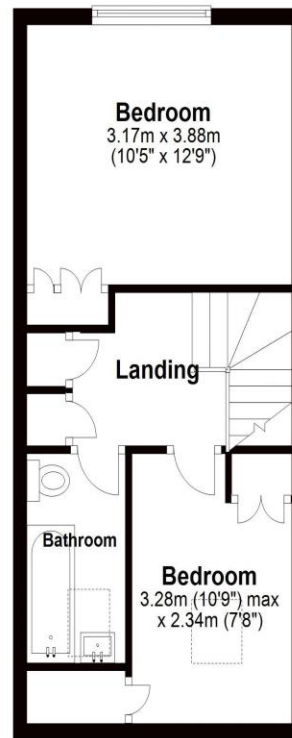
Ground Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 67.7 sq. metres (728.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		