

High Street, Rickmansworth, Hertfordshire, WD3 1BD



£675,000

3 Bedroom Semi Detached House

We are pleased to present this THREE BEDROOM SEMI DETACHED HOUSE, situated in this sought after town centre location.

- THREE BEDROOMS
- LARGE LIVING ROOM
- KITCHEN/DINING ROOM
- FAMILY BATHROOM
- FRONT & REAR GARDEN
- DRIVEWAY PARKING TO REAR
- TOWN CENTRE LOCATION
- OUTBUILDING
- CLOSE TO TOWN & STATION

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The ground floor of this property comprises a spacious entrance hall, which provides access to all downstairs rooms. To the front of the property is a good sized living room with a feature fire place. To the rear is an open plan kitchen/dining room, with double doors that open out into the garden.

On the first floor are three good-sized bedrooms, two of which benefit from ample built-in storage. There is also a three piece family bathroom suite. To the front of the property is a well maintained garden, that has side access into the rear garden. The rear garden is made up of a combination of patio and lawn and also benefits from a large brick outbuilding. The property comes with the added bonus of a gated car parking space, which is accessed from Rectory Lane.

Situated only a short walk from the High Street and its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the house is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away with Metropolitan and Chiltern line trains offering easy access into London (Approx. 25 mins via Chiltern Line to Marylebone Station).

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 887.6 Sq ft / 82.5 Sqm
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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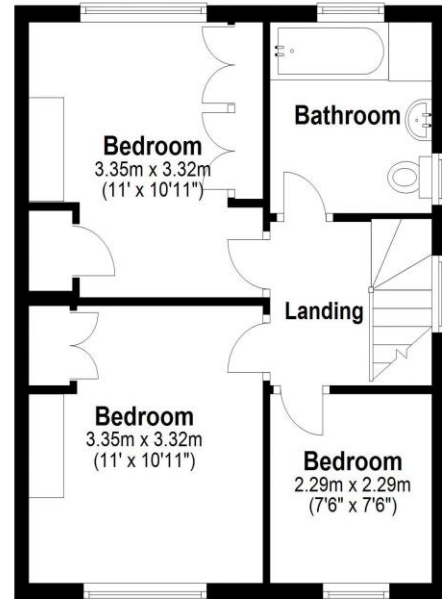
Ground Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Total area: approx. 82.5 sq. metres (887.6 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	64 D	
39-54	E		
21-38	F		
1-20	G		