

Ebury Road, Rickmansworth, Hertfordshire, WD3 1BN



£600,000 Freehold
3 Bedroom Semi Detached Cottage

We are delighted to present this THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE, situated in a prime Town Centre location.

- NO CHAIN
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS BATHROOM
- THREE BEDROOMS
- CONSERVATORY
- REAR GARDEN
- TOWN CENTRE LOCATION
- POTENTIAL TO EXTEND (STPP)

Ebury Road, Rickmansworth, Hertfordshire, WD3 1BN

The ground floor of this property comprises of a spacious living/dining room with two feature fireplaces. To the rear is the kitchen with ample storage, leading to the conservatory and the downstairs bathroom.

On the first floor are two double bedrooms and a further single bedroom that is currently being used as a study. The property has the potential to be extended and add a fourth bedroom via a loft extension, subject to planning permission.

There is a large rear garden made up of a combination of lawn and patio, with some shrub borders. Permit parking is available on Ebury Road and surrounding residential roads.

This property is positioned in a sought-after residential road, minutes from Rickmansworth High Street and its many shopping & restaurant facilities. It is less than five minutes' walk to Rickmansworth Metropolitan/Chiltern Line station which takes approximately 25 minutes to Marylebone or Baker Street. The Aquadrome, golfing and equestrian facilities are also nearby, whilst the M25 can be accessed via a short drive to junctions 17 or 18.

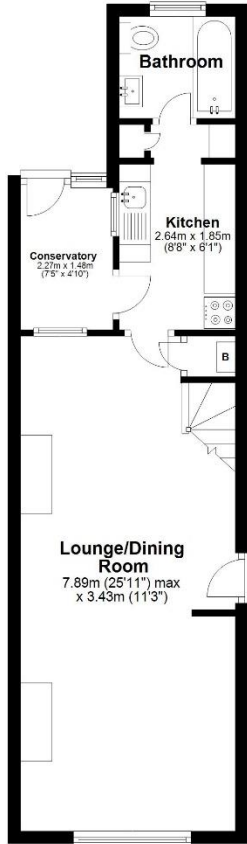
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 777.0 Sq ft / 72.2 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



Ebury Road, Rickmansworth, Hertfordshire, WD3 1BN



Ground Floor
Approx. 40.3 sq. metres (433.3 sq. feet)



First Floor
Approx. 31.9 sq. metres (343.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.0 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		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

