

West Way, Rickmansworth, Hertfordshire, WD3 7EN



OIEO £415,000 Leasehold
2 Bedroom First Floor Maisonette

We are delighted to bring to the market this spacious, dual aspect TWO DOUBLE BEDROOM MAISONETTE, situated in a highly sought after location in Rickmansworth.

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- BATHROOM
- PRIVATE GARDEN
- CLOSE TO TOWN CENTRE
- LIVING ROOM
- OWN FRONT DOOR

West Way, Rickmansworth, Hertfordshire, WD3 7EN

The property offers a good-sized south-facing living room and a stunning modern fitted kitchen. There are also two good-sized double bedrooms and a three-piece family bathroom suite.

To the rear of the property is a large, sun trap, rear garden made up of lawn with shrub borders. There is on-street parking available on a first come first served basis.

Positioned in this sought after residential area, a short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Bus routes and shopping parades service the nearby Uxbridge Road, whilst the M25 can be accessed via Junctions 17 and 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1850.52 (2023-2024)
- Approx. Floor Area: 592.4 Sq ft / 55 Sqm
- Service Charge & Ground Rent - £0
- Lease remaining: Approx 145 years
- Nearest Station: 0.9 miles Rickmansworth Station – Metropolitan/Chiltern Line



West Way, Rickmansworth, Hertfordshire, WD3 7EN



Floor Plan

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 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.

