

Woodland Road, Rickmansworth, Hertfordshire, WD3 9ST



£650,000 Freehold
3 Bedroom Semi Detached House

We are pleased to present this fully refurbished THREE BEDROOM SEMI DETACHED HOUSE, located on a popular residential road.

- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- MODERN BATHROOM
- LARGE GARDEN
- DRIVEWAY
- WELCOMING ENTRANCE HALL

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On the ground floor of this property is a welcoming entrance hall that provides access into all downstairs rooms. To the front is a spacious living room and to the rear is a large, open plan kitchen/dining room. This floor also benefits from a utility room.

Upstairs there are three good-sized bedrooms as well as a modern four-piece family bathroom suite. Externally, there is a driveway to the front with space for multiple vehicles. To the rear is a large garden, made up of a combination of lawn and patio with a shed at the end of the garden.

Situated in this popular and most sought after residential road, within a couple of minutes' drive from Junction 17 of the M25. Rickmansworth Town Centre and Metropolitan/Chiltern Line station is approximately 2 miles away, whilst Denham and Northwood Stations are also nearby. The well thought of local primary School is just a few hundred metres away as well as the newly built Reach Free Senior School a few minutes away.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 1015 Sq ft / 94.3 Sqm
- Nearest Station: 2.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

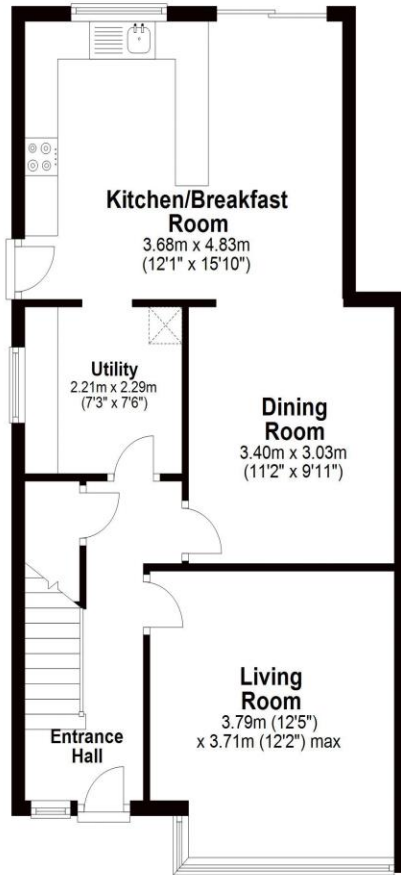


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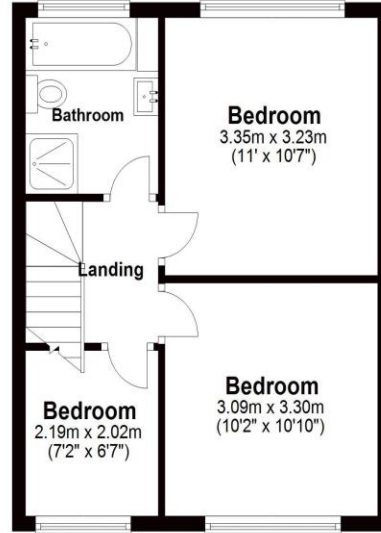
Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 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		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		