

High Street, Rickmansworth, Hertfordshire, WD3 1EF



**£465,000 Freehold**  
**2 Bedroom Terraced House**

A rarely available TWO BEDROOM TERRACED COTTAGE, situated within a convenient location in Rickmansworth Town Centre.

- TOWN CENTRE LOCATION
- SOUTH FACING GARDEN
- LIVING ROOM
- THREE PIECE BATHROOM SUITE
- TWO PARKING SPACES
- TWO BEDROOMS
- UTILITY ROOM
- KITCHEN/DINING ROOM

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The ground floor of this property comprises of a good-sized living room to the front with a feature fireplace. From here there is access into the kitchen/dining room. To the rear of the property is a utility room as well as a three-piece bathroom with shower-bath.

On the first floor are two bedrooms, one of which has built-in storage. Externally to the rear of the house is a private garden, made up of a combination of decking and stones. There is a large shed as well as a gated driveway, big enough for one-two vehicles with access on an annual license basis.

Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with 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 D Approx. £2081.83 (2023-2024)
- Approx. Floor Area: 595 Sq ft / 55.3 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

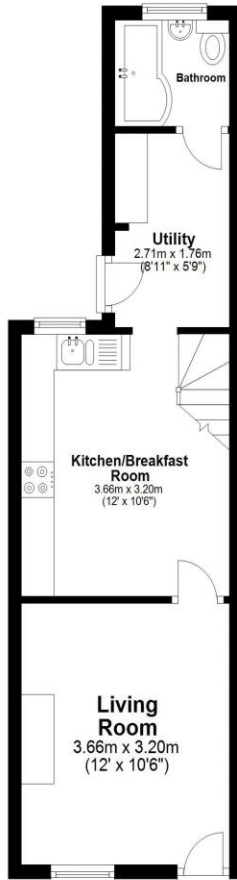


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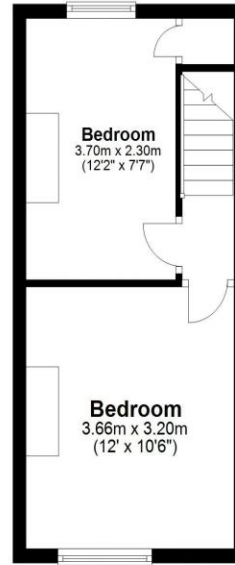
### Ground Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



### First Floor

Approx. 23.8 sq. metres (256.3 sq. feet)



Total area: approx. 55.3 sq. metres (595.0 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		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		