

The Queens Drive, Rickmansworth, Hertfordshire, WD3 8LN



**£565,000 Freehold**  
**3 Bedroom Semi Detached House**

We are delighted to bring to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME, in a quiet residential area of Rickmansworth.

- LIVING ROOM
- DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- LARGE REAR GARDEN
- DRIVEWAY PARKING TO FRONT
- PLANNING PERMISSION GRANTED

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The ground floor comprises of a large living room, overlooking the front of the property and providing access to the rear garden. There is a separate dining room, leading to a modern fitted kitchen with access to a convenient outside storage unit.

To the first floor are two good-sized double bedrooms, a single bedroom and a family bathroom.

The rear garden is well maintained, mainly laid to lawn with a garden shed, gravel planters along the edge leading to a decking area at the rear. The property also benefits from a small front garden, with an area of lawn and driveway parking for up to two cars and planning permission for rear and side extension.

Situated close to local shopping parades, bus routes and schools etc, whilst the M25 is easily reached via a short drive to Junction 17. Rickmansworth Town Centre and Metropolitan/Chiltern Line Station is approximately 1.5 miles away.

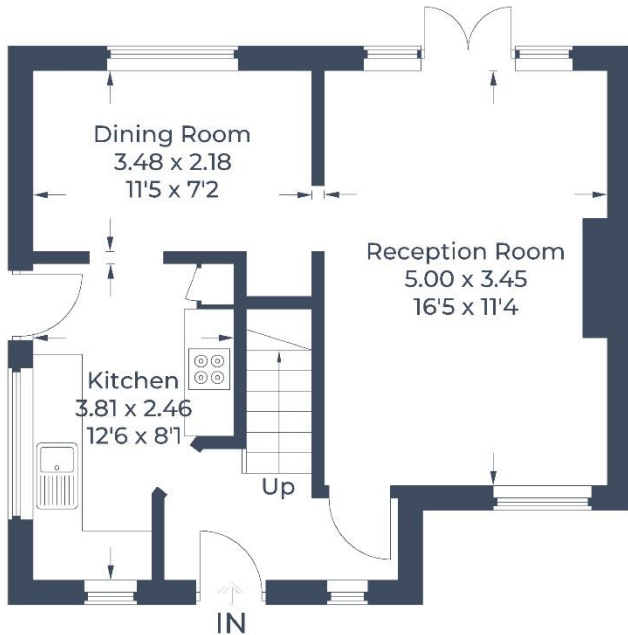
- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 876 Sq ft / 81.4 Sqm
- Nearest Station: 1.6 miles Rickmansworth Station – Metropolitan/Chiltern Line



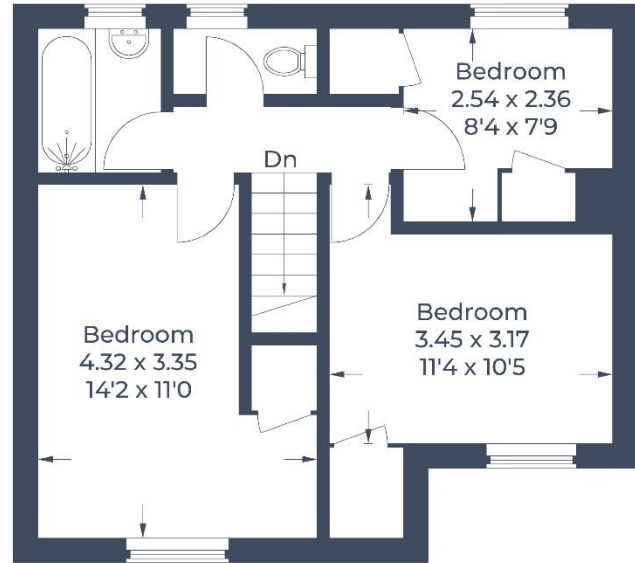
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Approximate Gross Internal Area  
 Ground Floor = 40.9 sq m / 440 sq ft  
 First Floor = 40.5 sq m / 436 sq ft  
 Total = 81.4 sq m / 876 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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**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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

