

Hornhill Road, Rickmansworth, Hertfordshire, WD3 9TG



£475,000 Freehold
3 Bedroom Semi Detached House

We are pleased to bring to market this CHAIN FREE, THREE BEDROOM SEMI DETACHED HOUSE, located on this popular residential road.

- THREE BEDROOMS
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- THREE PIECE BATHROOM
- EN-SUITE SHOWER ROOM
- AMPLE PARKING
- NO CHAIN
- POTENTIAL TO EXTEND (STPP)

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The ground floor of this property benefits from a welcoming entrance hall that leads into both the spacious living room to the front and kitchen to the rear. This floor also benefits from a three-piece family bathroom suite and a utility room.

On the first floor there are three good sized bedrooms, with the master having a three-piece shower room. There is parking to the front of the property with space for multiple vehicles. To the rear is a good-sized garden made up of a combination of lawn and patio.

Hornhill Road is not far from local amenities to include convenience stores, supermarkets, pubs, restaurants, cafes. Maple Cross has several local schools along with a range of parks and lakes. Rickmansworth Metropolitan/Chiltern Line Station is a short drive away providing direct access to Central London.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2081.83 (2023-2024)
- Approx. Floor Area: 850 Sq ft / 79 Sqm
- Nearest Station: 2.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



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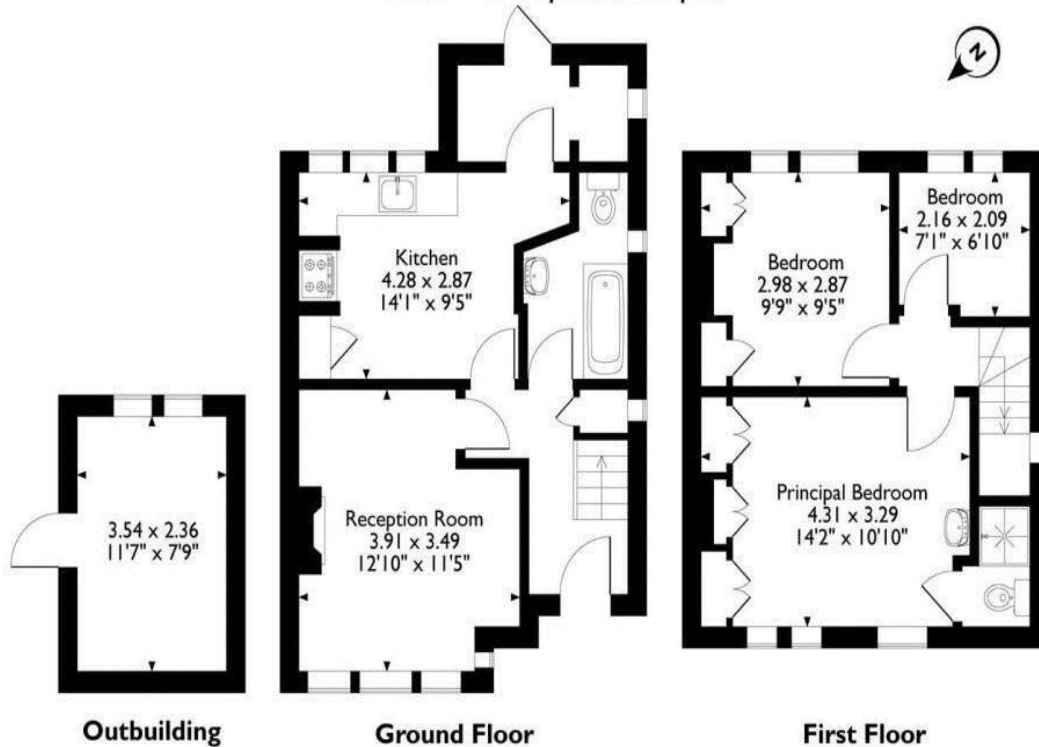
Hornhill Road, Maple Cross, Rickmansworth, Hertfordshire

Approximate Gross Internal Area

Main House = 71 Sq M/764 Sq Ft

Outbuilding = 8 Sq M/86 Sq Ft

Total = 79 Sq M/850 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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		