

Church Lane, Rickmansworth, WD3

£300,000 Leasehold

NO CHAIN • SPACIOUS RECEPTION ROOM • MODERN FITTED KITCHEN • THREE BEDROOMS • FAMILY BATHROOM •
CLOSE TO LOCAL SHOPS & SCHOOLS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain free THREE BEDROOM FIRST & SECOND FLOOR
SPLIT-LEVEL MAISONETTE, next to local shops and schools.

The entrance hallway leads to the kitchen, reception room and staircase to the second floor. The kitchen is modern with integrated appliances and the reception room is spacious and overlooks Church Lane. To the second floor are three good-sized bedrooms and a family bathroom.

Situated approximately 1 mile from Rickmansworth Metropolitan/Chiltern Line station and town centre, whilst schools, bus routes and shopping parades service Church Lane. The nearest M25 Motorway interchange is within a short two minute drive away at Junction 17.

Nearest Station: 1.1 miles – Rickmansworth Station

Council Tax band: C

EPC Energy Efficiency Rating: E

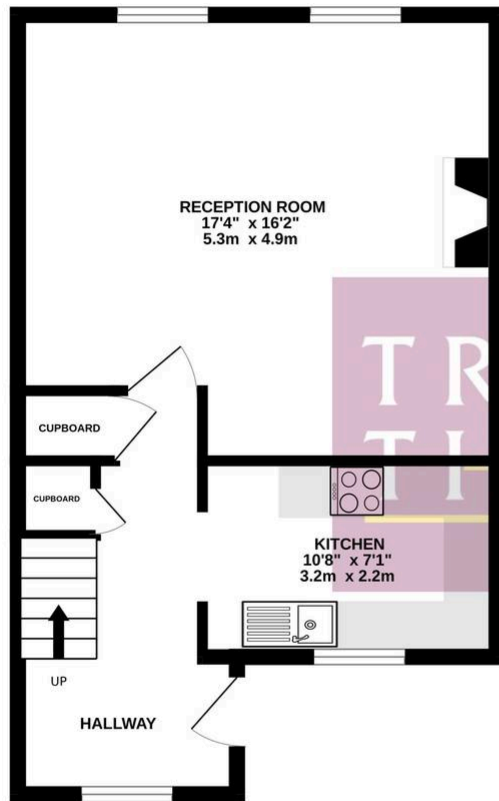
EPC Environmental Impact Rating: F

Remaining Lease Length: Approx. 943 years remaining

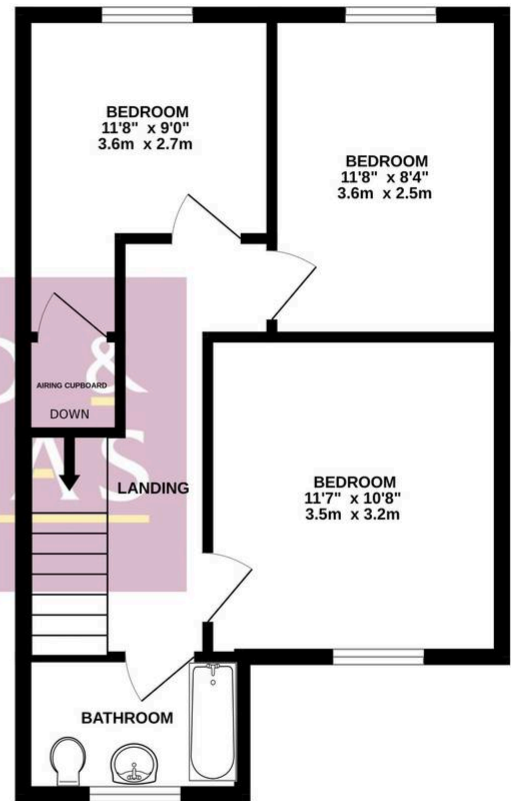
Annual Service Charge: N/A

Annual Ground Rent: N/A

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.