

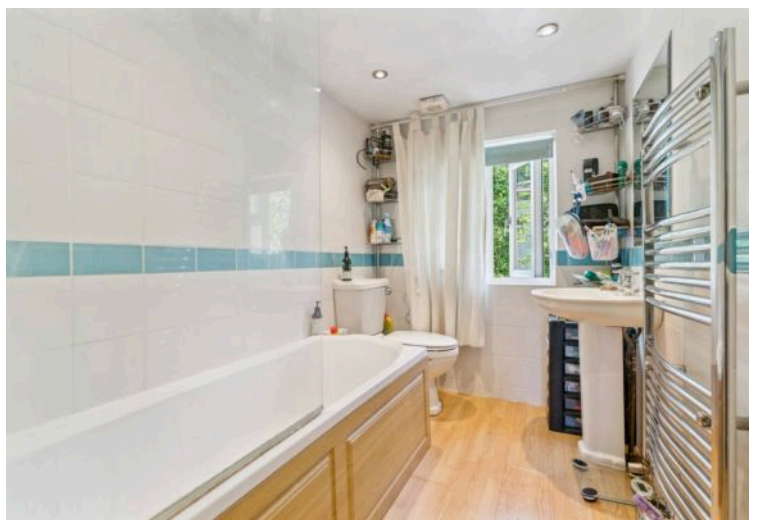


## Park Road, Rickmansworth, WD3

£395,000 Freehold

RECEPTION ROOM • MODERN FITTED KITCHEN • ONE/TWO BEDROOMS • FAMILY BATHROOM • SMALL PATIO GARDEN TO REAR • ATTRACTIVE FRONT GARDEN • TOWN CENTRE LOCATION • CLOSE TO OUTSTANDING SCHOOLS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





We are pleased to present this beautifully presented CHARACTER COTTAGE, in a convenient Town Centre location.

The property offers a spacious reception room, with double doors to a modern fitted kitchen. The first floor offers a large double bedroom, with doors to a dressing room (currently being used as a second bedroom) and a modern bathroom. There is an attractive front garden and a small patio garden to the rear.

The property is conveniently positioned just off the High Street and close to several well thought of schools, to include Rickmansworth Park school whom recently received an outstanding OFSTED report. The Metropolitan/Chiltern Line station is also a few minutes' walk away and Junctions 17/18 of the M25 are both within a 5 minute drive.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Approximate Gross Internal Area  
 Ground Floor = 23.7 sq m / 255 sq ft  
 First Floor = 23.5 sq m / 253 sq ft  
 Total = 47.2 sq m / 508 sq ft

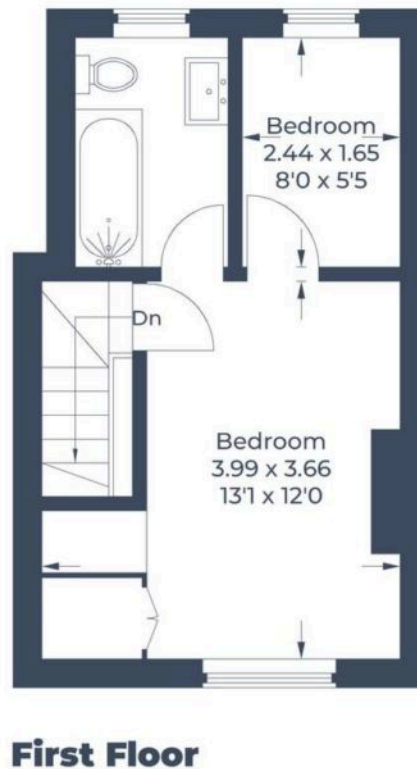


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly 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.