



## Fotherley Road, Rickmansworth, WD3

£625,000 Freehold

FAMILY ROOM • KITCHEN/DINING ROOM • LIVING ROOM/BEDROOM FOUR • UTILITY ROOM • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS TO FIRST FLOOR • FAMILY SHOWER ROOM • LEAN-TO • REAR GARDEN WITH OUTHOUSE/SHED

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







A beautifully presented THREE BEDROOM SEMI DETACHED FAMILY HOME offering a blend of charm and modern convenience.

As you step inside, you are welcomed by a spacious family room that seamlessly flows into the open-plan kitchen/dining room, flooded with natural light creating a bright and airy space for cooking, dining and entertaining. The property features a versatile living room overlooking the front, that can easily be utilised as a fourth bedroom, providing flexibility to meet your needs. Additionally, a convenient utility room and a downstairs cloakroom add practicality and ease to every-day living. The ground floor has marble-effect tiled flooring throughout, providing a sleek and elegant touch.

A wooden staircase leads you to the first floor where three well-appointed bedrooms await, all exuding comfort and tranquillity. A family shower room completes the first floor living space, offering convenience and style.

In the rear garden there is a paved patio area leading to a lush lawn, flowered and shrubbed borders, and an outhouse/shed. A lean-to stretching the length of the house can be accessed via the utility room, and offers useful outside storage space. To the front, a driveway with space for up to three vehicles ensures parking is never an issue.

Incorporating a thoughtful layout and stylish finishes, this property offers a blend of functionality and comfort, making it a perfect place to call home. Don't miss the opportunity to own this property that promises a lifestyle of ease and sophistication.

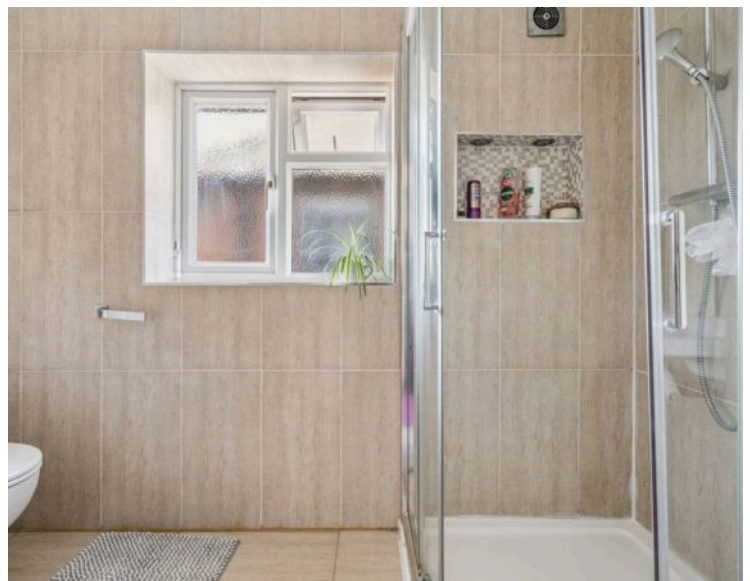
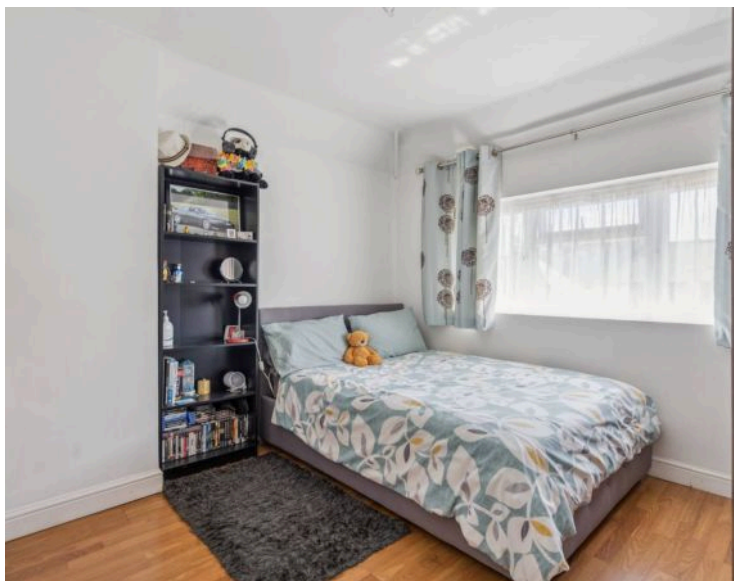
Positioned in this quiet residential area, a short distance from local bus routes and local shopping parades. Rickmansworth Town Centre and Metropolitan/Chiltern Line Station are a short drive away and the M25 can be easily accessed via junction 17 and 18.

Nearest Station: 1.4 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Fotherley Road, Mill End, Rickmansworth, WD3 8QG

Approximate Area = 1277 sq ft / 118.6 sq m

Garage = 82 sq ft / 7.6 sq m

Outbuilding = 142 sq ft / 13.2 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



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.