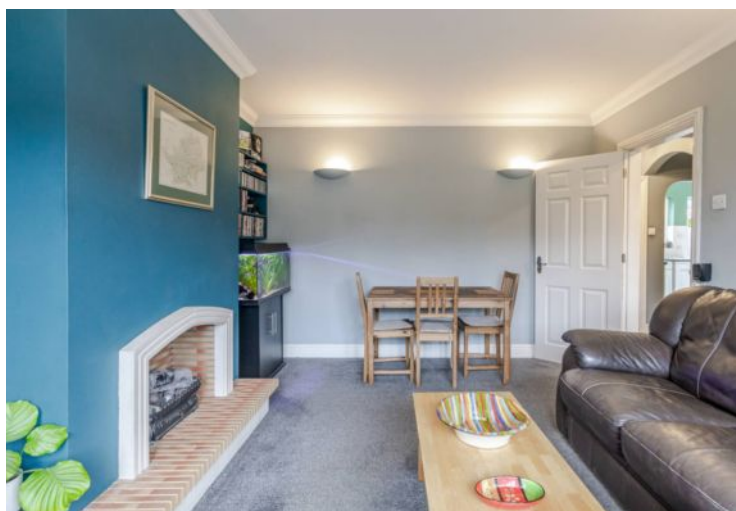


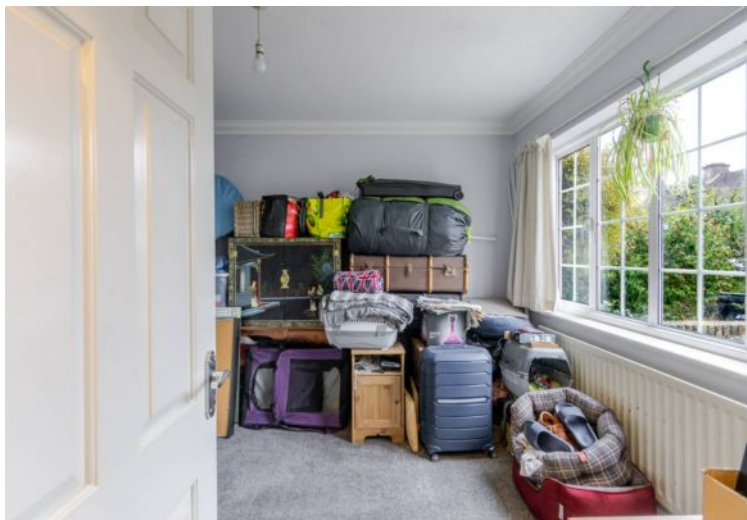


West Way, Rickmansworth, WD3

£405,000 Share of Freehold

GROUND FLOOR MAISONETTE • SPACIOUS LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM • PRIVATE REAR GARDEN • GARDEN ROOM & EXTERNAL STORE ROOM • DRIVEWAY PARKING TO FRONT FOR AT LEAST TWO CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A well-presented TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE situated in the sought-after Moneyhill estate.

There is a spacious living/dining room overlooking the front of the property, with plenty of natural light. The modern fitted kitchen has ample storage space with wall and base cabinets, a gas hob and a door leading to the garden.

The accommodation further comprises of two good-sized double bedrooms, providing ample space for comfort and rest, bedroom two benefitting from double doors directly leading to the garden. The property features a well-appointed bathroom.

The private rear garden is beautifully maintained with a stone paved patio and paths leading to the store room and garden room. There is a small area of lawn and flowered and shrubbed borders to the sides. The front of the property has driveway parking for at least two vehicles.

Situated in the Moneyhill Estate, in this sought-after residential, tree lined road, a short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line station. There is a good choice of local schooling. The Aquadrome and surrounding areas provide leisure facilities for the golfer, equestrian and water skier. Bus routes and shopping parades service the nearby Uxbridge Road, whilst the M25 can be accessed via Junctions 17 and 18. The M25 is reached via a drive to Junctions 17 or 18.

Nearest Station: 0.8 miles – Rickmansworth Station

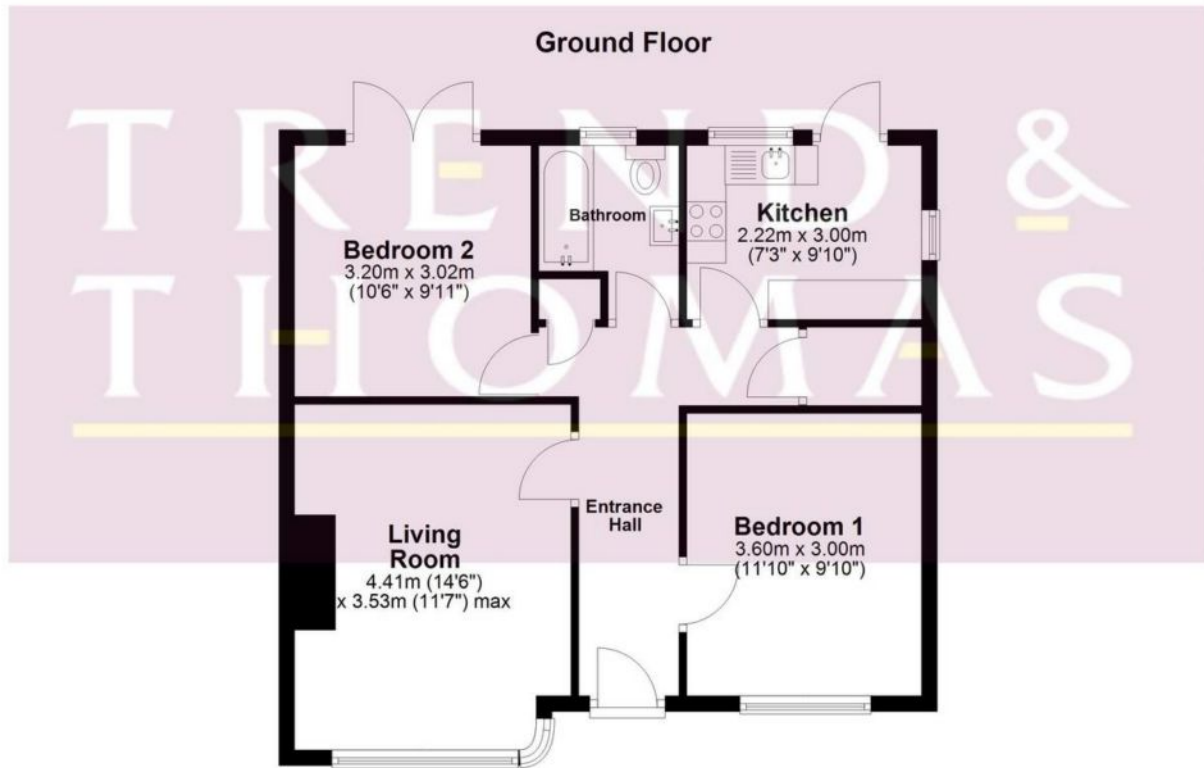
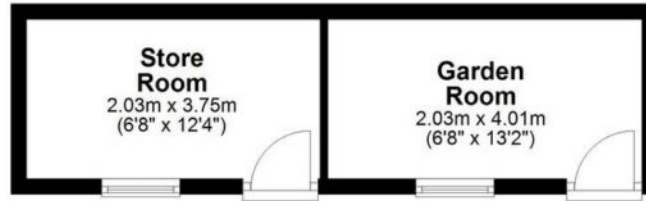
Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Remaining Lease Length: Approx. TBC years remaining





Total area: approx. 74.5 sq. metres (801.8 sq. feet)



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.