



Thellusson Way, Rickmansworth, WD3

£450,000 Freehold

TWO BEDROOM TERRACED HOUSE • SPACIOUS RECEPTION ROOM • KITCHEN/DINING ROOM • TWO BEDROOMS •
MODERN BATHROOM • GUEST W.C. • REAR GARDEN • TWO ALLOCATED PARKING SPACES TO FRONT

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





An immaculately presented TWO BEDROOM TERRACED HOME, conveniently located on a popular residential development, close to local schools.

The accommodation is arranged to maximise both comfort and functionality. Upon entry, you are greeted by a bright and airy reception room. The open plan layout seamlessly connects the living area to a modern kitchen and dining room, where sleek white cabinetry, and Amtico flooring create a fresh and welcoming atmosphere. French doors from the kitchen/dining room open directly onto the private garden. To the side of the entrance is also a guest W.C.

Upstairs, both bedrooms are filled with natural light and feature built-in wardrobes, while neutral decor and playful, feature wallpapers add character and charm. The family bathroom boasts marble-effect fully tiled walls, an illuminated mirror with floating vanity, and a versatile shower over the bath, marrying luxurious style with every-day convenience.

The rear garden offers a patio area with plenty of space for seating and steps down to an area of lawn with flowered and shrubbed borders, while a garden shed offers practical storage for tools and outdoor equipment. The garden's lush greenery and blooming flowers create a picturesque backdrop, perfect for relaxation or entertaining. The front of the property provides the added convenience of two allocated parking spaces.

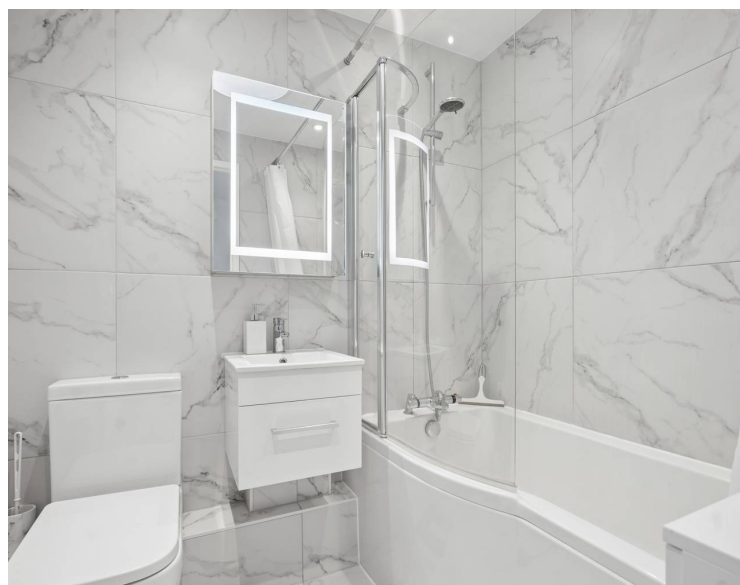
Positioned in a modern residential development, approximately 1.7 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Junctions 17 or 18 of the M25 are just a short drive away. The area has a number of excellent schools for both private and state education. The King George V playing fields and William Penn Leisure Centre are a short walk from the property. The M25 motorway is available at both junction 17 and 18 connecting you to the national motorway network. Major London airports are also within reach.

Nearest Station: 1.7 miles – Rickmansworth Station

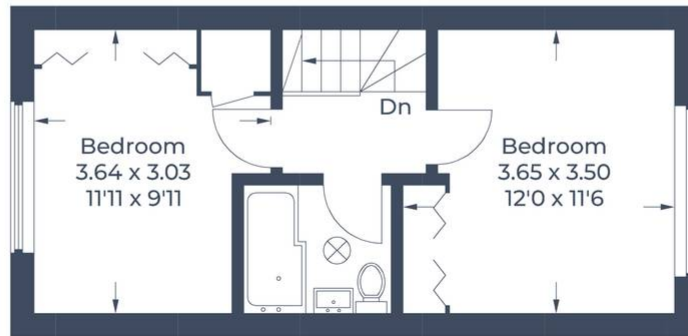
Council Tax band: D Approx. £2404.73 2026–2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

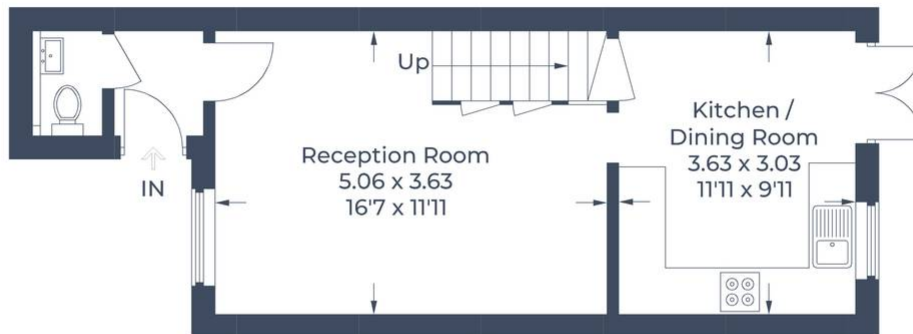
EPC Environmental Impact Rating: C



Approximate Gross Internal Area
 Ground Floor = 33.6 sq m / 362 sq ft
 First Floor = 30.1 sq m / 324 sq ft
 Total = 63.7 sq m / 686 sq ft



First Floor



Ground Floor

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.