



Broughton Way, Rickmansworth, WD3

£450,000 Freehold

TWO BEDROOM TERRACED HOUSE • FITTED KITCHEN • SPACIOUS LIVING ROOM • MODERN BATHROOM • GUEST W.C.
• REAR GARDEN • TWO ALLOCATED PARKING SPACES TO FRONT

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A well-presented TWO BEDROOM TERRACED HOUSE, conveniently located on a popular residential development, close to local schools and amenities.

Upon entering, the hallway leads to a spacious living/dining room with French doors that open into the rear garden. To the front is a modern fitted kitchen with ample storage, and a white tiled backsplash. A convenient guest W.C. completes the ground floor.

Upstairs are two good-sized bedrooms both benefitting from built-in wardrobes. The bathroom is modern with a pedestal sink and a bath-tub with shower over.

The rear garden has a paved patio area leading to an area of lawn with close boarded fencing, flowered and shrubbed borders and wooden shed. There are two allocated parking spaces to the front of the property.

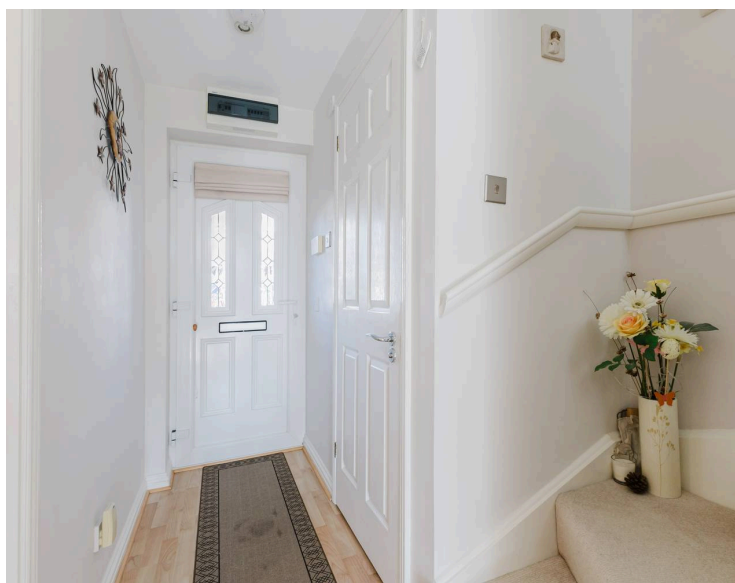
Positioned in a modern residential development, approximately 1.7 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The area has a number of excellent schools for both private and state education. The King George V playing fields and William Penn Leisure Centre are a short 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: 1.8 miles – Rickmansworth Station

Council Tax band: D Approx. £3253.97 2026–2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Total area: approx. 59.7 sq. metres (642.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements 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.

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Plan produced using PlanUp.



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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.