



## Victorian cottage in the town centre

108 Norfolk Road, Rickmansworth, Hertfordshire, WD3 1LA

Freehold



Living/dining room • Kitchen • Two bedrooms  
• Bathroom • Loft room • Gardens • Separate garage  
• EPC = D

### Local Information

The property is situated at the cul-de-sac end of Norfolk Road with no through traffic and is one of Rickmansworth's most sought after locations being within the Conservation Area and within easy reach of the town centre. Rickmansworth has a vibrant town centre with an eclectic mix of shops, cafes and restaurants. The station offers the Metropolitan Line to Baker Street and the City plus the Chiltern Turbo to Marylebone. Access to the M25 is at junction 17 or 18. The Aquadrome is close by with its boating lake and lovely walks. Moor Park and Rickmansworth have public golf courses and are close by.

### Property Description

This delightful Victorian cottage, dating back to 1885, is offered for sale with no upper chain. It is an ideal first time buy or downsize in a central peaceful location.

On entering the property there is a great through living/dining room with open tread stairs up to the first floor. The kitchen is fitted with an excellent range of built-in wall and floor units with integrated Bosch appliances including hob, double oven, washing machine and fridge/freezer.

On the first floor there are two double bedrooms, the rear bedroom has a quirky step down and a built-in cupboard. There is a fully tiled bathroom comprising a three piece suite. Access to the loft is via a ladder and is a useful occasional room with a Velux window.

### Outside

To the rear is a pretty south facing cottage garden with a gate to the rear leading to garages for the cottages. The garage for 108 Norfolk Road is the second in the block with additional parking space in front of the garage.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

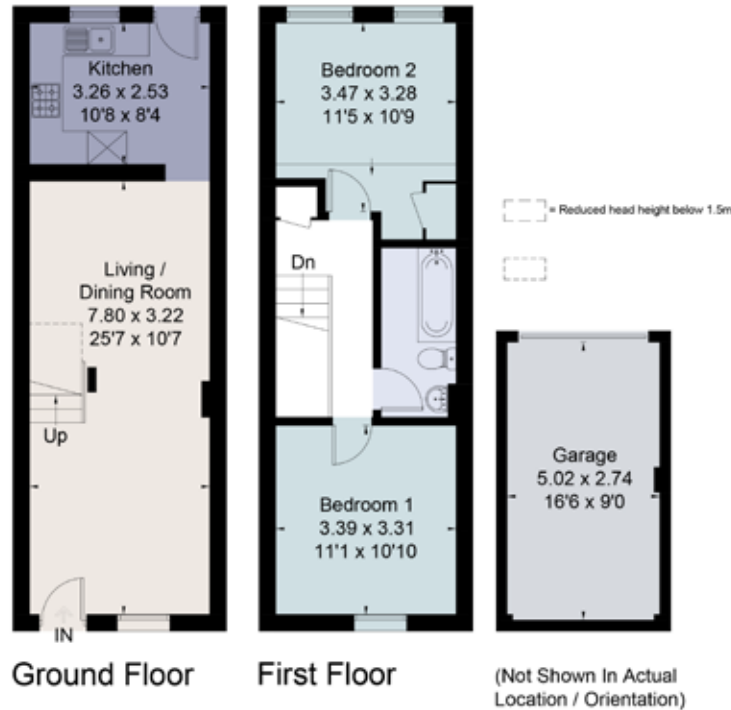
Strictly by appointment with Savills.







Approximate Area = 69.5 sq m / 748 sq ft  
Garage = 13.7 sq m / 147 sq ft  
Total = 83.2 sq m / 895 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	76
(29-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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