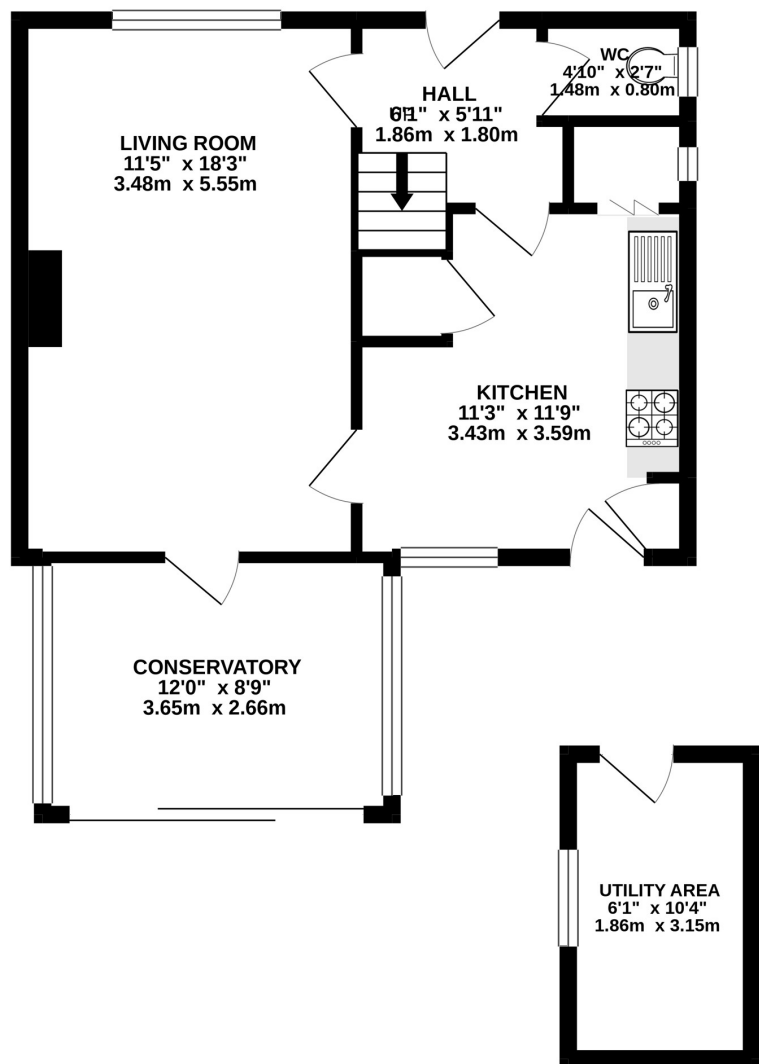
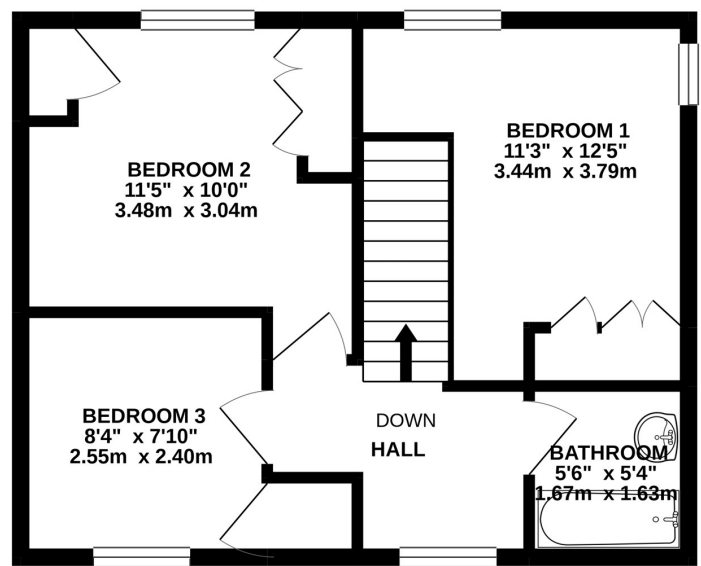


GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Downer Drive, Rickmansworth

**£599,950**

A rare opportunity to acquire a three bedroom semi detached house in need of modernisation, located in the popular village of Sarratt and is a short distance from the Village Green. The property has been recently re roofed. There is great potential to extend two stories on the side and rear creating a fourth/master bedroom with en suite and a large kitchen family room, subject to obtaining planning consent. The property is available with no upper chain.



## Ground Floor

### Entrance Hallway

Front door, radiator, doors leading to.

### WC/ Cloakroom

Window to side, close coupled WC, wash hand basin.

### Kitchen Diner

A range of wall and base units with rolled edged work surfaces, wall in larder cupboard, wall mounted gas central heating boiler, window to side and rear and door leading to back garden, door leading to:

### Sitting Room

Window to front, TV point, chimney breast with gas point, French doors to conservatory.

### Conservatory

Sliding patio doors leading to rear garden, radiator.

## First Floor

### Landing

Window overlooking rear garden, doors leading to:

### Bedroom one

A double aspect room with window overlooking front driveway, airing cupboard housing hot water cylinder, a range of fitted wardrobes, radiator

### Bedroom Two

Window to front, radiator, a range of fitted wardrobes.

### Bedroom Three

Window overlooking rear garden, radiator, fitted wardrobes.

### Bathroom

Window to side, pedestal wash hand basin, panelled bath, fully tiled walls, radiator.

### Outside

### Store room

With widow overlooking garden, door from covered area, space for tumble dryer and fridge freezer.

### Rear Garden

Mainly laid to lawn with driveway to the side and path leading to greenhouse and timber tool shed.

### To the front and side

There is gated off road parking for 2 vehicles, in front of the house and side.

Subject to obtaining planning permission there is great potential to extend the property two stories on the side and rear creating a fourth main bedroom with ensuite and a large kitchen family room.

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