



Park Way, Rickmansworth, WD3 7AU

£950,000 Freehold

A delightful and spacious 4 bedroom detached property situated on Park Way, Rickmansworth just a 5 minute walk from the train station and all amenities provided by the town centre. Externally there is driveway parking for 3/4 vehicles and side access leads to a beautiful and mature rear garden of approximately 120 ft. Downstairs there is a large hallway leading to 2 reception rooms, a downstairs cloakroom, utility room, integral garage and fully fitted kitchen breakfast room. Upstairs there are 3 double bedrooms with the master offering an en-suite shower room and dressing room, a single bedroom and family bathroom all off landing. There is no upper chain.

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

www.sewellgardner.com



Rickmansworth Sales Office • 165-167 High Street WD3 1AY • 01923 776400
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Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505
Croxy Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

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- Spacious detached home
- 4 bedrooms
- Beautiful rear garden
- Driveway parking
- Less than a mile to the town centre
- Close to the station
- No upper chain
- Standard broadband: Up to 17Mb
- Fibre optic: Up to 300Mb

To view this property contact:
Rickmansworth t: 01923 776400 e: ricky@sewellgardner.com
165-167 High Street, Rickmansworth, Hertfordshire, WD3 1AY

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- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 1968 sqft
- Council Tax: Band F
- Nearest Train Station: 0.6 miles to Rickmansworth
- Nearest Underground Station: 0.6 miles to Rickmansworth
- Distance to Town Centre: 0.5 miles to Rickmansworth
- M25: 1.7 miles to Junction 17

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC