



Moor Park Farm House, London Road, Rickmansworth, WD3 1JS **£1,250,000 Freehold**

For more information or to arrange a viewing please contact our Rickmansworth Office on 01923 776400

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
 Chorleywood Sales Office • 22b Lower Road WD3 5LH • 01923 285886
 Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505
 Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

sewell &
gardner

- Great potential
- 3 Bedrooms
- 3 Reception rooms
- Detached home
- Large barn
- Detached garage
- Beautiful Gardens
- Stunning Views
- Less than a mile to town centre

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

www.sewellgardner.com



- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 3457 sqft
- Council Tax: Band G
- Nearest Train Station: 1.1 miles to Rickmansworth
- Nearest Underground Station: 1.1 miles to Rickmansworth
- Distance to Town Centre: 0.9 miles to Rickmansworth
- M25: 2.6 miles to Junction 18

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	57	82
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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	50	80
England & Wales	EU Directive 2002/91/EC	