



Connells

Clarkfield
Mill End Rickmansworth



Property Description

**** GUIDE PRICE £550,000 - £575,000 ****

Connells are pleased to bring this well-presented mid-terraced house to the market that is situated on a sought after cul-de-sac location in Mill End. The property briefly comprises of a sizeable reception room, a modern fitted kitchen with integrated appliances, three well-proportioned bedroom and a modern bathroom suite. Benefits include off-street parking for two cars as well as an easily maintainable rear garden with an outhouse/home office with storage and electrics.

An ideal family home, there are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The property is situated with access to several transport links including Rickmansworth train station which serves the underground and the Chiltern Line as well as easy access to the M25. There are a range of local shops and amenities within walking distance including Rickmansworth Aquadrome as well as being a short drive to Watford High Street and Shopping Centre providing further eateries, shops, entertainment and recreational facilities.

Viewing is highly recommended

For more information or to arrange a viewing, please contact Connells today.

Storm Porch

Entrance Hall

Lounge

Irregular Shaped Room 20' 1" MAX x 13' 3" (6.12m MAX x 4.04m)

Double glazed sliding patio door to rear aspect, radiator, television point, telephone point.

Kitchen

10' 10" x 8' (3.30m x 2.44m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, two sinks with drainer, integrated eye level electric oven, gas hob with extractor, integrated dishwasher, washing machine and fridge/freezer.

First Floor Landing

Stairs from lounge, two storage cupboards.

Bedroom One

11' 6" x 11' 4" (3.51m x 3.45m)

Window to rear aspect, double glazed, radiator, built in fitted wardrobes.

Bedroom Two

9' 8" x 6' 8" (2.95m x 2.03m)

Window to front aspect, double glazed, radiator, built in cupboard.

Bedroom Three

9' 8" x 6' 7" (2.95m x 2.01m)

Window to front aspect, double glazed, radiator.

Bathroom

L-shaped bath with mixer taps with rainfall shower overhead, WC, vanity basin, tiled, heated hand towel rail, extractor.

Outside

Front Garden

Off-street parking for two cars.

Rear Garden

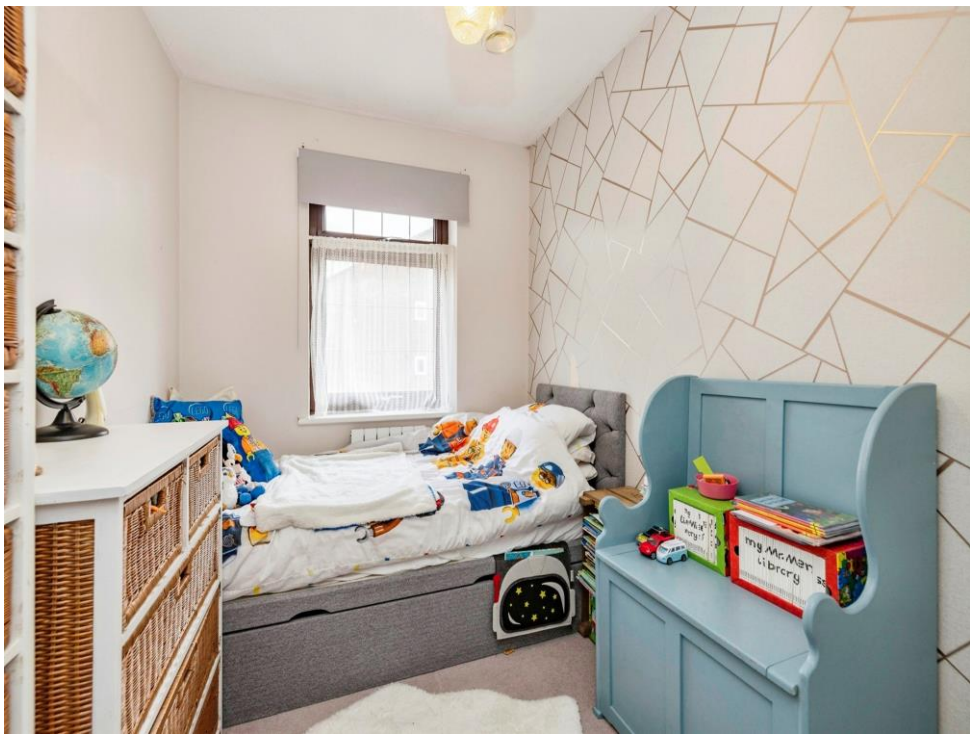
Paved patio area, artificial lawn, shrubberies and trees. rear access.

Outhouse / Office

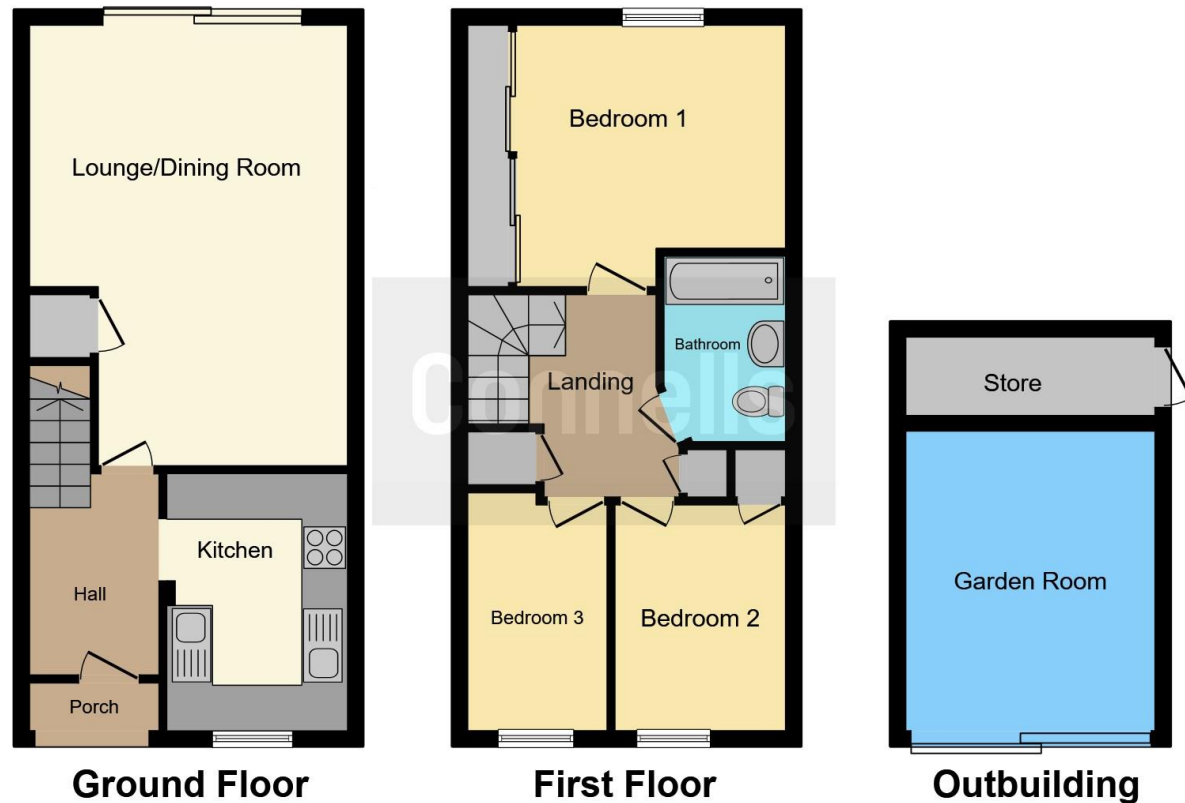
13' x 10' 8" (3.96m x 3.25m)

Patio doors and window to front aspect, lighting and electrics, storage cupboard.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313293



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