







### Property Description

Connells are delighted to bring this rarely available park home to the market that is situated with a sought-after location nestled on the Woodcock Hill Estate in Rickmansworth. This beautifully presented and fully refurbished park home offers stylish and spacious living, complete with a host of modern upgrades and thoughtful touches throughout. The property has been comprehensively improved to a high standard, including soundproofing throughout, ensuring peace and privacy. The property comprises an open plan reception room with a modern fitted kitchen, two generous double bedrooms and a contemporary Jack & Jill family bathroom. Benefits include an en-suite shower room, storage that has been cleverly integrated across the home, a landscaped garden area with an outhouse with electrics as well as off-street parking for several cars.

This charming park home is quietly tucked away yet enjoys outstanding connectivity and local amenities. It lies within the Three Rivers district of Hertfordshire, placing it in a highly desirable and well-served location being just 1.2 miles from Rickmansworth station that provides fast services to London Underground (Bakerloo line) and National Rail services. There are a variety of well-regarded schools within catchments including St Mary's CE Primary, Rickmansworth Park JMI, St Peter's CofE, Saint Joan of Arc and Rickmansworth School.

Viewing is highly recommended.

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

### Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))

### Entrance Porch

Door to side aspect, window to front aspect, door to entrance hall.

### Entrance Hall

Storage cupboard housing plumbing for washing machine.

### Living Room / Kitchen

20' 6" + Door Recess x 19' 5" MAX ( 6.25m + Door Recess x 5.92m MAX )

Window to side aspect, patio doors, television point, telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, window to rear aspect, sink with drainer, gas cooker point with extractor hood, integrated microwave, space for

fridge/freezer, wine cooler, radiator.

### Bedroom One

9' 6" + Cupboard x 9' 1" MAX ( 2.90m + Cupboard x 2.77m MAX )

Window to front aspect, radiator, door to en-suite.

### En-Suite

Window to front aspect, corner shower cubicle, vanity wash hand basin, WC, heated towel rail.

### Bedroom Two

10' 7" x 9' 6" + Walk in Wardrobe ( 3.23m x 2.90m + Walk in Wardrobe )

Window to rear aspect, radiator, walk in wardrobe, door to bathroom.

### Jack & Jill Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, vanity wash hand basin, WC, heated towel rail.

### Outside

### Front Garden

Graveled driveway for several cars, laid lawn, paved patio area, outside tap.

### Outhouse

20' x 10' ( 6.10m x 3.05m )

Splits into two, electrics and lighting, potential office space and utility.















**Floor Plan**

**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: Exempt  
 Council Tax Band: A

Tenure:

**view this property online [connells.co.uk/Property/WTF314445](http://connells.co.uk/Property/WTF314445)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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