



69 Church Street, Rickmansworth, WD3 1JF

Guide price: £475,000 Freehold

sewell &
gardner

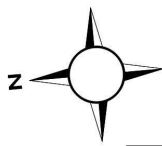
About the property

A three bedroom terraced house which would make an ideal first buy for those looking to put their own stamp on something. On the ground floor you will find a kitchen/breakfast room to the front, guests WC and a lounge to the rear with direct access into the garden. On the first floor are three bedrooms with a family bathroom. The rear garden is mainly laid to lawn with a path leading to the shed at the back.

The property is offered to the market with no upper chain and therefore ready to move into. The property is located within just a few minutes walk into the heart of Rickmansworth with its shops, bars and restaurants and there are also good schools including St Joan of Arc within easy reach. Call now to book a viewing.

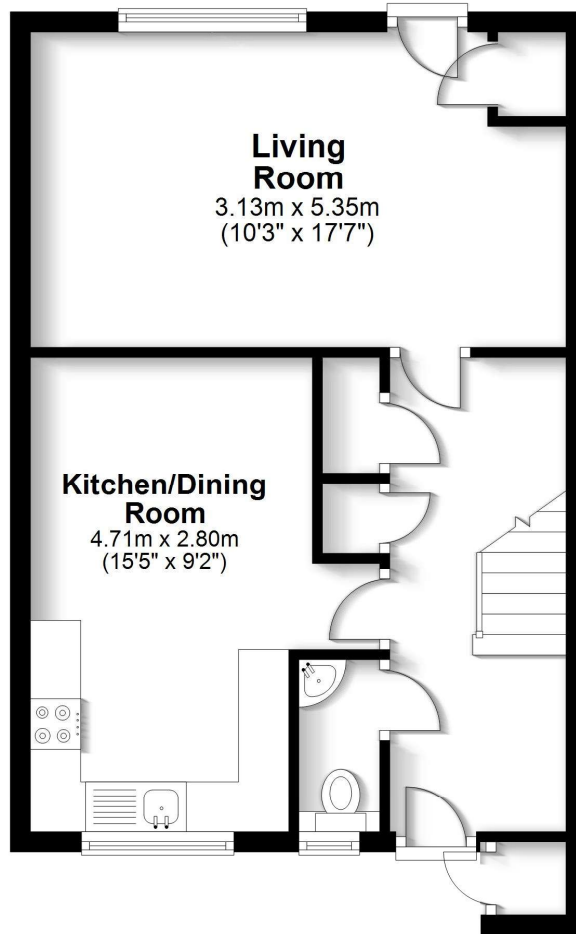


- Three bedrooms
- Close to town centre
- Rear garden
- No upper chain
- Kitchen/breakfast room
- Ideal first buy



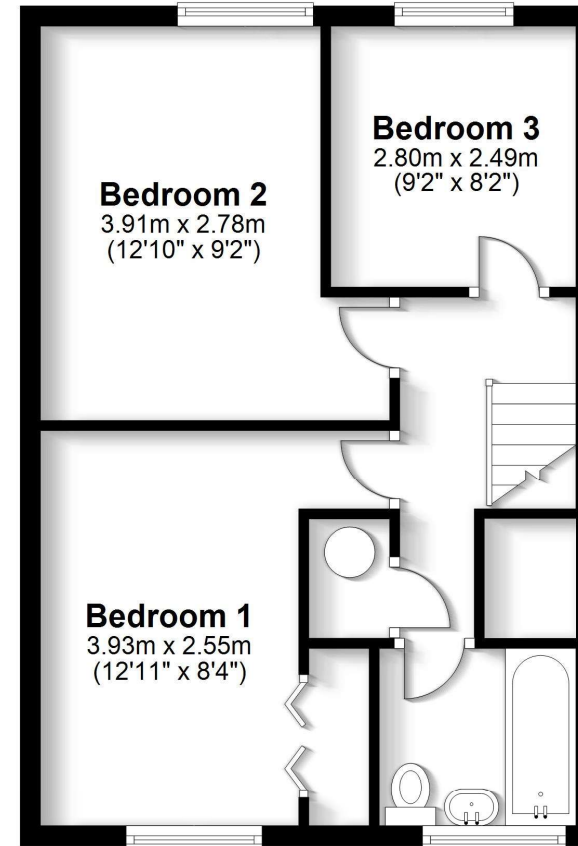
Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.

Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Prezzo's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

Local Authority: Three Rivers District Council

Council Tax: D

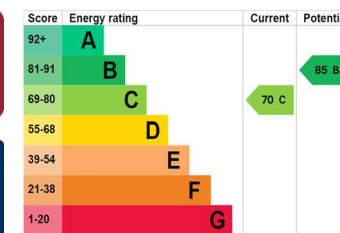
Approximate floor area: 924 sq ft

Tenure: Freehold

Nearest Station: 0.6 miles to Rickmansworth

Distance to Town Centre: 0.3 miles to Rickmansworth

Nearest Motorway: 2.3 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &
gardner