



5 Bankside Down, Old Chorleywood Road,  
Rickmansworth, WD3 4EJ

Guide price £925,000, Freehold





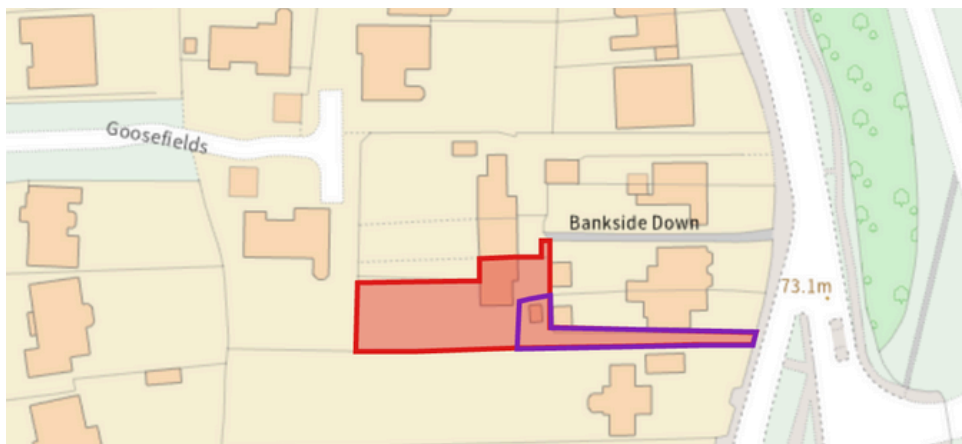


# The property

Discreetly hidden away, this 3 bedroom character property is just half a mile from Rickmansworth Metropolitan Line station.

The property is extremely well presented and the internal accommodation comprises of entrance hall with study area and downstairs cloakroom, spacious living room, dining room and fully fitted kitchen with breakfast bar eating area. Upstairs off the landing are 3 bedrooms with a range of fitted wardrobes and en-suite shower room to the principle bedroom. There is a family bathroom and additional storage cupboards. The house is double glazed and central heated throughout.

Outside there is a generous rear garden, with patio seating areas and pond. Parking for many cars.





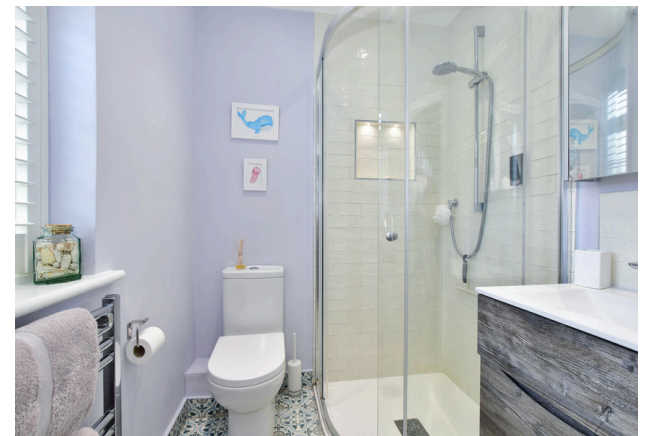




# Key Features

This property has been subject to a full refurbishment that seamlessly blends the original features with character modern finishes.

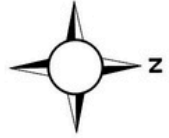
- Just 10 minutes walk from the station
- Private secluded location
- Three bedrooms
- Two bathrooms and downstairs WC
- Modern kitchen with breakfast bar and eating area
- Spacious living room
- Dining room
- Study area
- Parking for several cars
- Mature and well stocked rear garden





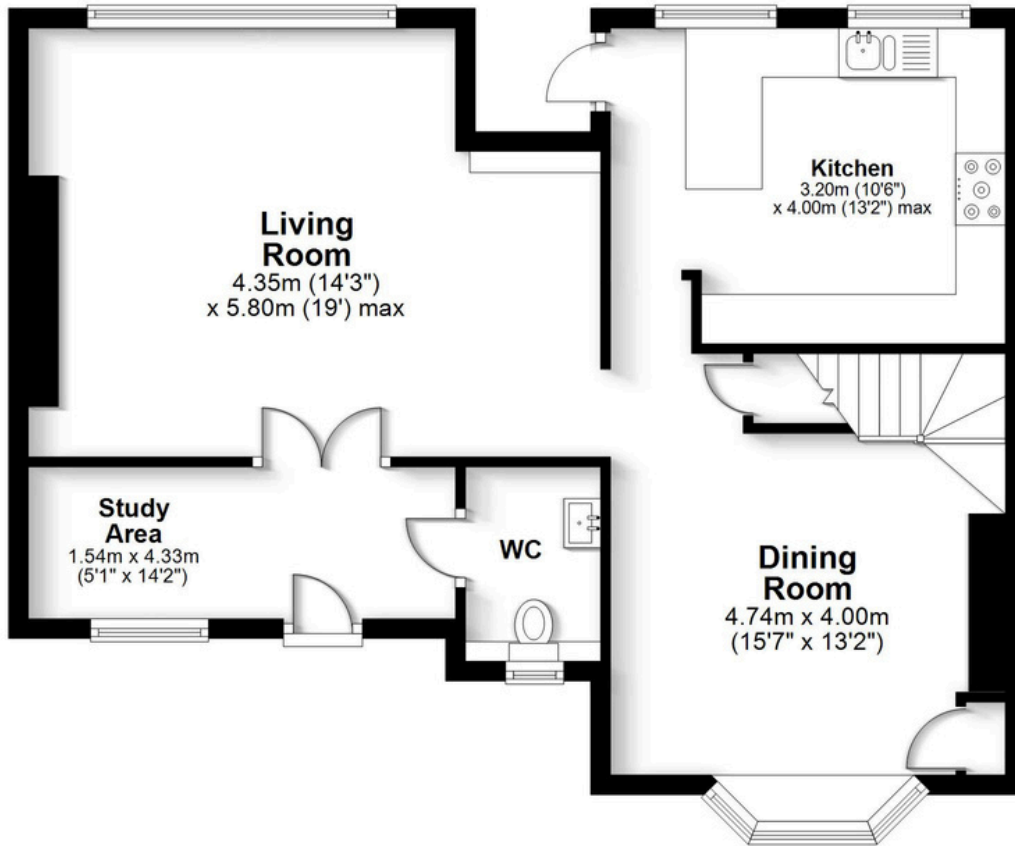






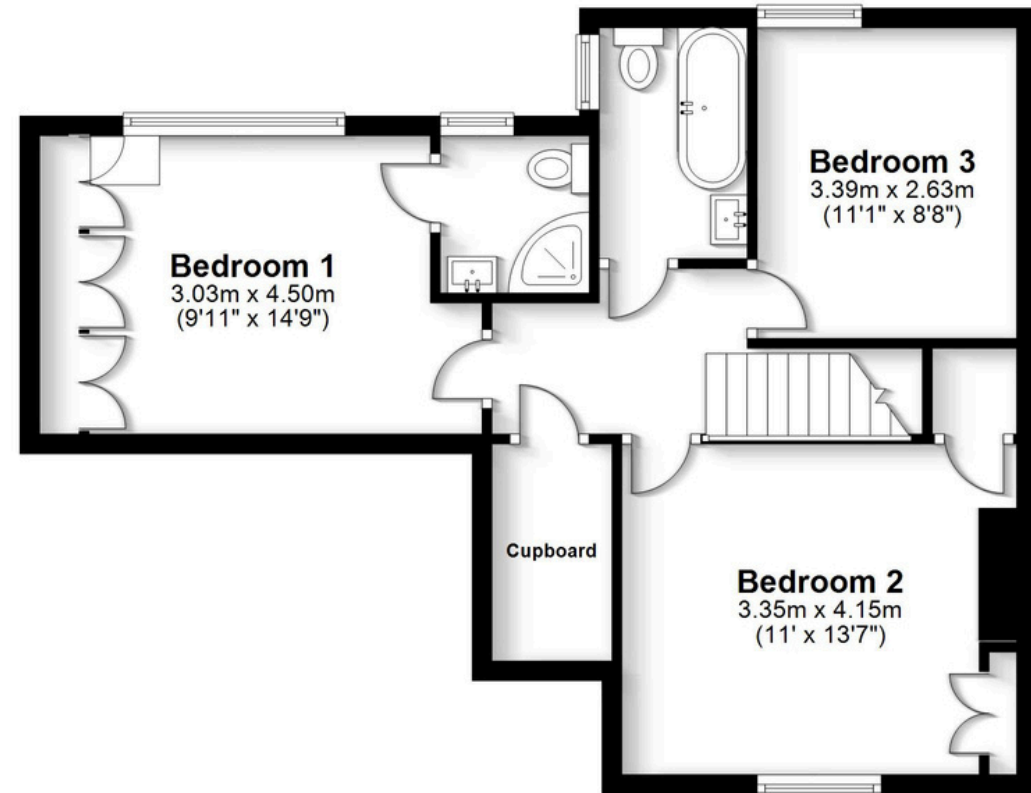
### Ground Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



### First Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



Total area: approx. 118.2 sq. metres (1272.2 sq. feet)

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

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

- 0.4 miles to Rickmansworth Station
- 0.5 miles to Rickmansworth High Street
- Nearest Motorway: 1.2 miles to M25

Local Authority: Three Rivers District Council

Council Tax: F

Approximate floor area: 1,272.2 sq ft

Tenure: Freehold

Disclaimer - In accordance with The Estate Agents Act 1979 we must inform prospective purchasers that the vendor of this property is a Director of Sewell & Gardner.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)