



The Greenway, Mill End, Rickmansworth, WD3 8HU

Guide price: £685,000 Freehold

sewell &  
gardner



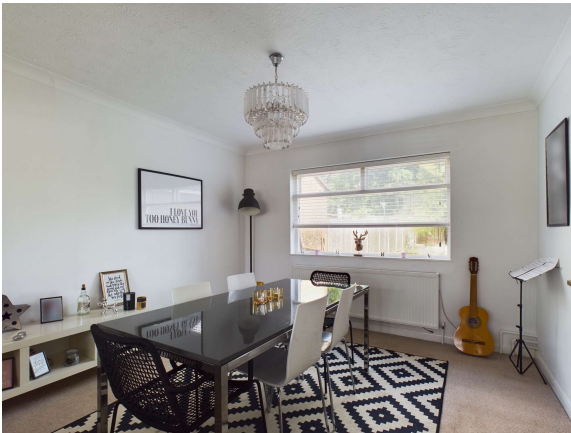
# About the property

This spacious four bedroom Semi-detached home is perfectly situated in The Greenway, a popular no through close which leads onto a lovely Green.

The entrance hallway leads to the living room which is open plan to the dining area and overlooks the spacious rear garden. The modern kitchen boasts plenty of storage cupboards along with a breakfast bar and a hatch through to the dining area. The ground floor bedroom is versatile and could be used as an additional reception room and also benefits from an ensuite.

To the first floor the landing leads to two double bedrooms, single bedroom and stunning four piece family bathroom.

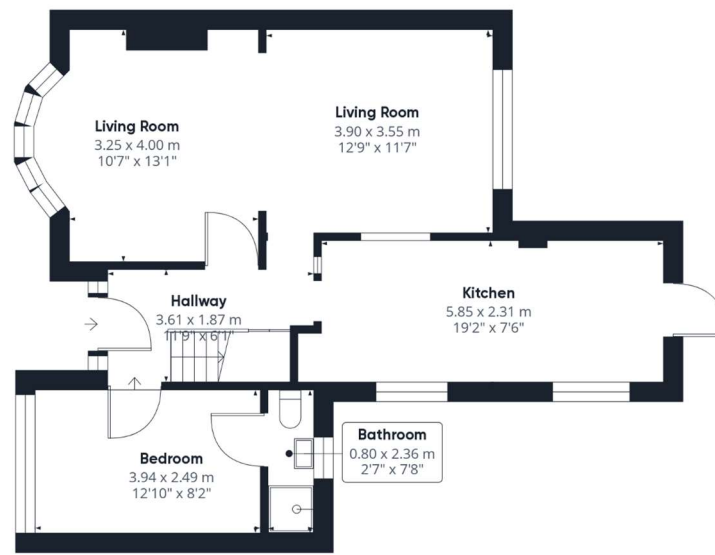
To the front of the property is driveway parking and to the rear is a well maintained, private garden.



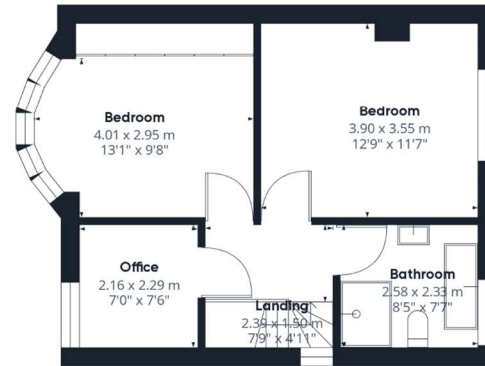
- Four bedroom semi-detached home
- Ground floor bedroom with ensuite

- Modern kitchen
- Driveway parking

- Private rear garden
- Chain free



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

102.3 m<sup>2</sup>  
1101.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 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.

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1,101.2 sq ft

Tenure: Freehold

Nearest Station: 1.3 miles to Rickmansworth

Distance to Town Centre: 1.2 miles to Rickmansworth

Nearest Motorway: 2.1 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	87 B
39-54	E		
21-38	F		
1-20	G		

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 £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

sewell &  
gardner