



Mead Place, Berry Lane, Rickmansworth, WD3 7HB

Offers in excess of: £320,000 Leasehold

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# About the property

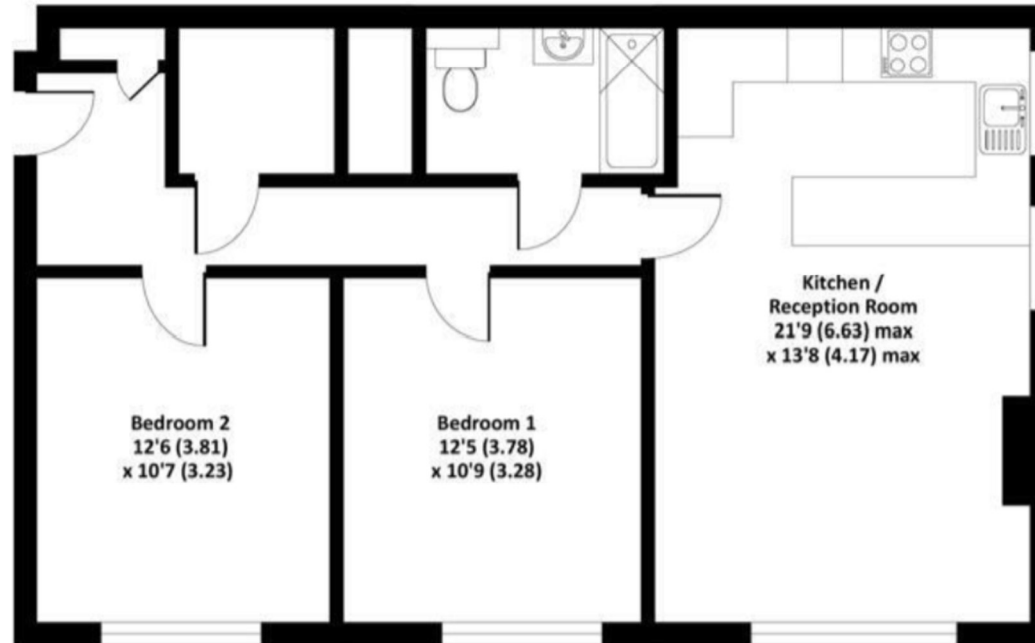
Mead place is a popular, quiet development close to local amenities and excellent local schooling.

The property is situated on the first floor and comprises entrance hallway, fantastic open plan kitchen living space with breakfast bar and views over the communal gardens, two double bedrooms with built in wardrobe to principal bedroom, bathroom, a separate utility cupboard and two further storage cupboards.

Mead Place benefits from plenty of residents parking as well as well looked after communal gardens.



- First floor
- Two double bedrooms
- Residents parking
- Cul-de-sac location
- Views over the communal gardens
- Utility cupboard



FIRST FLOOR

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

To view this property, contact us on-

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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 the Feathers are available. 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: C

Approximate floor area: 775 sq ft

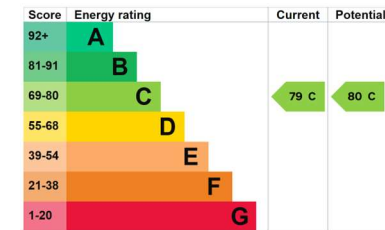
Tenure: Leasehold – 172 years remaining

Service charge: Approximately £750 per annum

Nearest Station: Walking distance to Rickmansworth Station

Distance to Town Centre: 1 miles to Rickmansworth

Nearest Motorway: 1.7 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 £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.

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