



The Grange, Chorleywood Close, Rickmansworth WD3 4EG  
Guide price: £535,000 Share of Freehold

sewell &  
gardner







# About the property

A truly exceptional 2 double bedroom, first floor apartment with garage situated in the wonderful location of The Grange, Rickmansworth.

Situated just 0.2 miles from Rickmansworth Metropolitan Line Station, The Grange is tucked away in a quiet location, boasting a beautiful, mature communal garden.

The property has been tastefully updated by the current owners and is presented immaculately throughout. The accommodation comprises a spacious entrance hallway with storage cupboard, characterful duel aspect living room and dining room, modern fully fitted kitchen with integrated appliances, principal bedroom with built in wardrobes, second double bedroom with built in wardrobes, fully tiled shower room and separate WC.

The Grange is close by to excellent local schooling as well as nurseries. Rickmansworth High Street with its shops, cafes and pubs/restaurants is just 0.3 miles away.

A viewing is highly recommended to appreciate the beautiful condition of this property.

Local Authority: Three Rivers District Council

Approximate floor area: 936.2 sq ft

Council Tax Band: E

Tenure: Share of Freehold

Lease Length: 956 years remaining

Current service charge: £3,397.48 per annum



# Key features

- Two double bedrooms
- First floor apartment
- Lift access
- Garage
- Newly fitted kitchen
- Walking distance to Rickmansworth station and town centre
- Excellent condition
- Modern fitted wardrobes in all bedrooms
- Allocated storage room









# Floorplan



Total area: approx. 87.0 sq. metres (936.2 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.

# 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.

- 0.2 miles to Rickmansworth Station
- 0.3 miles to Rickmansworth High Street
- Nearest Motorway: 1.4 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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