



Chiltern Drive, Mill End, Rickmansworth, WD3 8JY
Guide price: £595,000 Freehold

sewell &
gardner



About the property

Offered to the market as chain free, the property is well presented throughout. The accommodation comprises entrance hallway, modern fully fitted kitchen with integrated appliances, living room, conservatory and study.

To the first floor is principal bedroom with built in wardrobes, two further bedrooms and fully tiled family bathroom. All three of the bedrooms benefit from air-conditioning.

To the front of the property is a spacious driveway offering plenty of parking along with the detached garage. To the rear is a South-East facing garden with patio area leading to lawn.

The property also benefits from planning permission for the construction of part single, part two storey front, side and rear extension and outbuilding. See the full consent [here](#). Application number 24/0482/FUL.

Local Authority: Three Rivers District Council

Approximate floor area: 1,156 sq ft

Council Tax Band: C

Tenure: Freehold



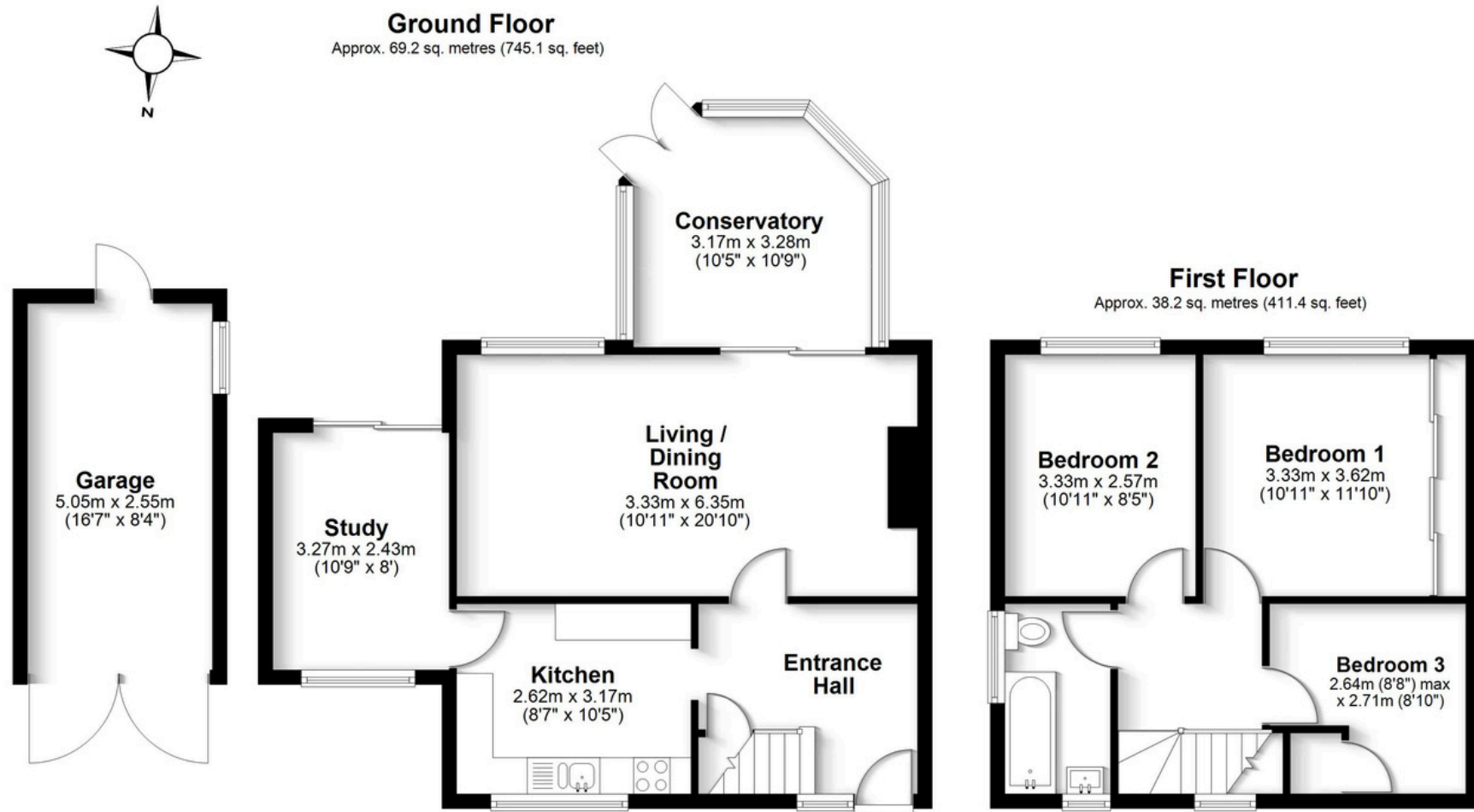
Key features

- Chain free
- Three air conditioned bedrooms plus study
- Well presented throughout
- Garage
- Driveway parking
- Close to excellent local schooling





Floorplan



Total area: approx. 107.4 sq. metres (1156.5 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.

- 1.5 miles to Rickmansworth Station
- 1.4 miles to Rickmansworth High Street
- Nearest Motorway: 1.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

