



Townfield, Rickmansworth, WD3 7DD
Guide price: £635,000 Freehold

sewell &
gardner



About the property

Spacious 3-bedroom townhouse located in a popular cul-de-sac in Townfield, just on the outskirts of Rickmansworth Town Centre. This well-laid-out home offers generous accommodation across three floors.

The ground floor comprises an entrance porch that leads into a hall, featuring a downstairs cloakroom and access to the integral garage. A large kitchen breakfast room at the rear of the property opens directly onto a patio.

On the first floor, there is a comfortable sitting room and the first of three double bedrooms. The second floor accommodates two further double bedrooms and a family bathroom. The property is double glazed and centrally heated throughout.

To the rear, there is a landscaped and enclosed walled garden.

Additional benefits include side access and space to the side of the property, offering potential for future extension, subject to planning permissions. This townhouse presents a fantastic opportunity to enjoy spacious living in a sought-after location close to local amenities and transport links.

Local Authority: Three Rivers District Council

Approximate floor area: 1,378 sq ft

Council Tax Band: E



Key features

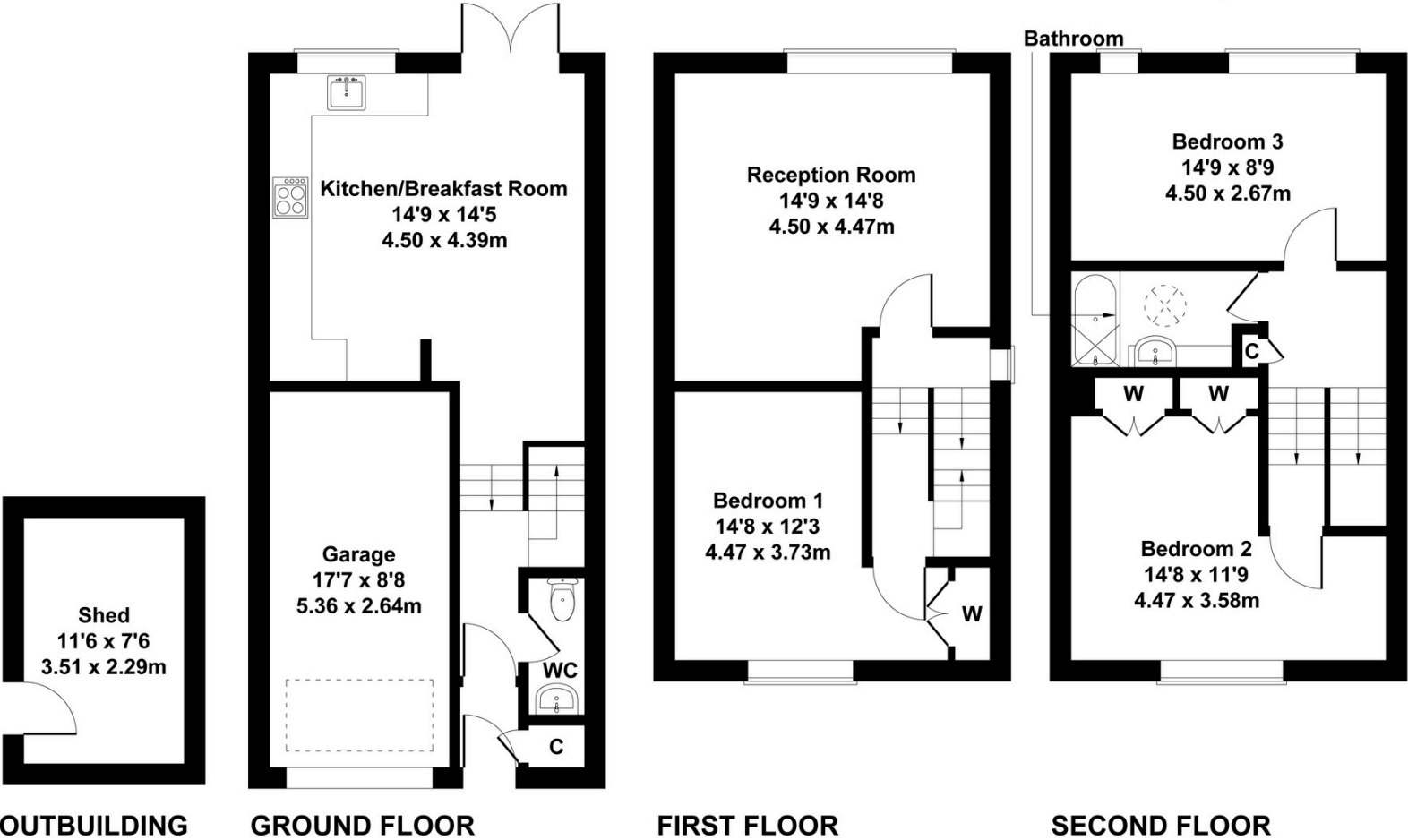
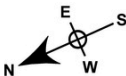
- Three double bedrooms
- Driveway parking
- Integral garage
- Side access
- Potential to extend STPP
- Walking distance to Rickmansworth station and town centre
- Walled garden



Floorplan

Townfield, Rickmansworth

Approximate Gross Internal Area
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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
- 0.3 miles to Rickmansworth High Street
- 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



sewell &
gardner

Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com