



Uxbridge Road, Rickmansworth, WD3 8EA  
Offers in excess of: £265,000 Freehold

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# About the property

This delightful one-bedroom mid-terrace Victorian cottage is situated on Uxbridge Road, offering excellent road links and convenient access to local amenities. Presented in good order, the property benefits from double glazing and central heating throughout.

The ground floor features a cosy front reception room leading to a well-equipped fitted kitchen. Upstairs, off the landing, is a spacious double bedroom with fitted wardrobes and a family bathroom.

To the rear, a charming courtyard-style garden is shared between the row of cottages, providing a peaceful outdoor space. This characterful home is ideal for first-time buyers or investors.

Viewing is highly recommended to fully appreciate the potential of this home.



- One bedroom home
- Excellent road links
- Close to local amenities
- Shared courtyard style garden
- Ideal for first time buyers or investors
- Well presented throughout



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council  
 Council Tax: C  
 Approximate floor area: 384.26 sq ft  
 Tenure: Freehold

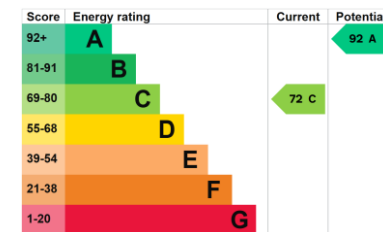
Nearest Station: 1.2 miles to Rickmansworth  
 Distance to Town Centre: 1.1 miles to Rickmansworth  
 Nearest Motorway: 1 miles to M25

## 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.



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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