



High Street, Rickmansworth WD3 1ER
Guide price: £735,000 Freehold

sewell &
gardner



About the property

Offered to the market chain free, this characterful residence blends timeless Tudor features with modern comforts, offering spacious and versatile living in a prime Rickmansworth location. Set in the heart of the town centre, this unique home welcomes you with a generous entrance/dining hall which is full of character with a beautiful Victorian fireplace and wood flooring which continues into the further two reception rooms.

The ground floor boasts a character-rich living room complete with exposed beams, a feature log burner and double doors leading onto the garden, a third reception currently used as a library offers a versatile extra living space. The fully fitted kitchen/diner also provides direct access to the rear garden. Additional conveniences include a separate utility room and a ground floor WC.

Upstairs, the principal bedroom with its striking vaulted ceilings and beautifully preserved timbers sets the tone for the first floor accommodation. A spacious and inviting landing leads to three further well-proportioned bedrooms, each benefiting from individual wash basins—ideal for family living or guest accommodation. The fully tiled family bathroom completes this floor.

Outside, the property enjoys a well-maintained, private rear garden perfect for relaxing or entertaining, along with the added benefit of a car port to the rear.

The property offers generous additional storage, including two separate loft areas and a spacious side shed that extends the length of the house. Conveniently accessible from both the front and rear, this versatile shed provides excellent space for tools, bikes, or outdoor equipment. The current owners have carried out extensive repairs to the roof and the chimneys together with some replacement windows. This exceptional home combines period charm with everyday practicality, all within easy reach of Rickmansworth's amenities, transport links, and schools.

Local Authority: Three Rivers District Council

Approximate floor area: 1,339 sq ft

Council Tax Band: F

Tenure: Freehold





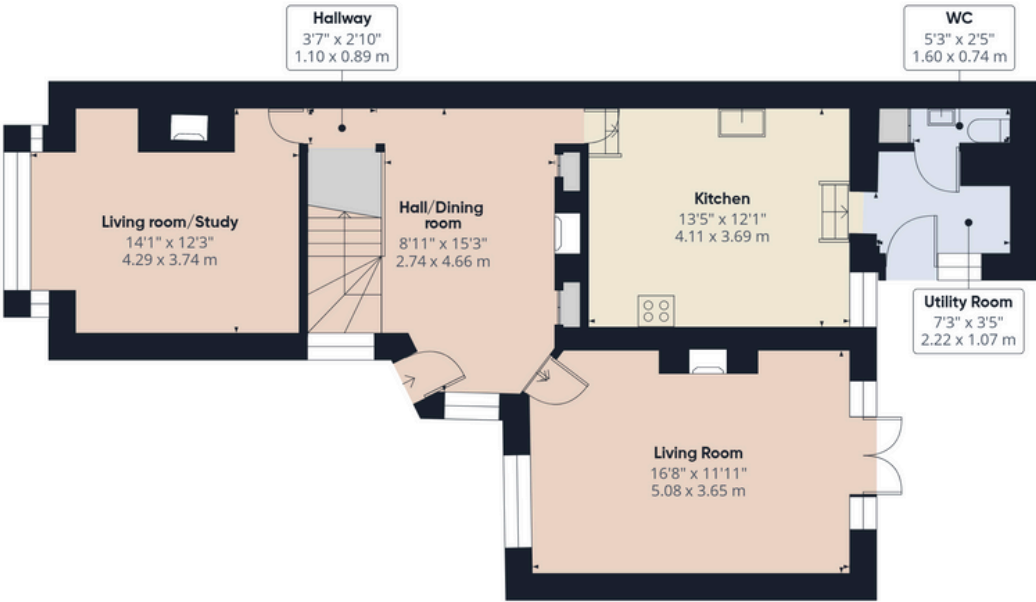
Key features

- Four bedrooms
- Chain free
- Town centre location
- Character property
- Car port
- Walking distance to Rickmansworth station
- Utility room

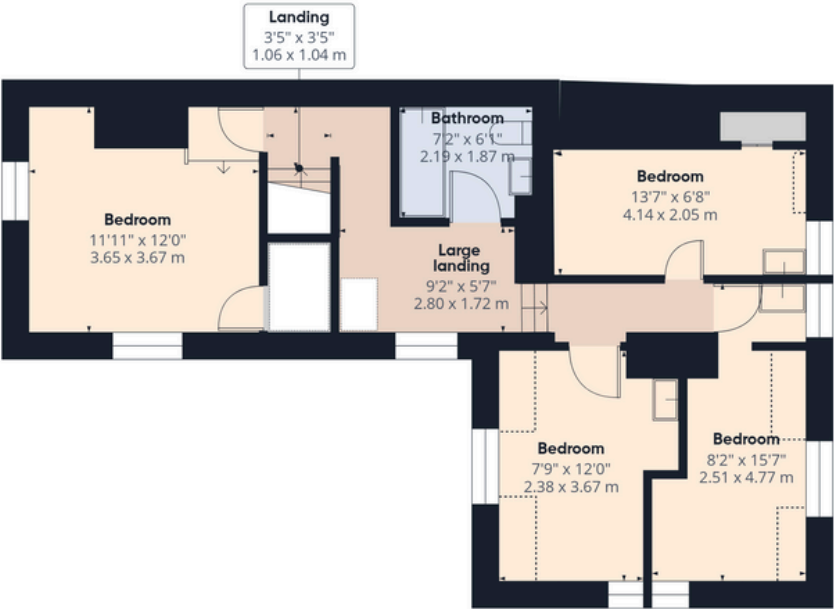




Floorplan



Floor 0



Floor 1



Approximate total area^m
1339 ft²
124.3 m²

Reduced headroom
31 ft²
2.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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. Independent restaurants such as Maurizio's are available as well as gastro pub dining including the Feathers which offer a more traditional menu. For further retail therapy, the Watford Harlequin 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, St Joan of Arc School and Rickmansworth School, making it a desirable area for families.

- 0.4 miles to Rickmansworth Station
- 0.1 miles to Rickmansworth High Street
- Nearest Motorway: 1.8 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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		







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