



20 Park Road, Rickmansworth, WD3 1HT

Guide price: £575,000 Freehold

sewell &
gardner

About the property

This three-bedroom semi-detached property offers fantastic scope for enhancement and extension, subject to the usual planning permissions.

Ideally located just 0.4 miles from Rickmansworth Town Centre, the home is conveniently positioned close to local shops, amenities, and excellent transport links.

The accommodation requires full refurbishment throughout and currently comprises an entrance hallway, front-facing living room, and a generous open-plan kitchen/diner at the rear, with doors opening out to the garden. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom.

Externally, the property benefits from driveway parking to the front and a large South-East facing rear garden. Additionally, vehicular access to the rear offers further development potential, again subject to the usual planning consents.

A fantastic opportunity to create a bespoke family home in a sought-after location.



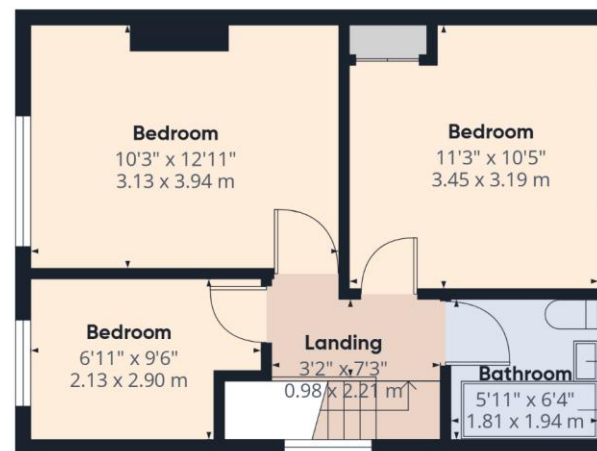
- Three bedroom home
- Requires modernisation

- Huge potential to extend STPP
- Vehicular access to the rear

- Close to local amenities
- South-East facing garden



Floor 0



Floor 1

Approximate total area⁽¹⁾

776 ft²
72.1 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Rickmansworth is a desirable town in South West Hertfordshire, offering the perfect balance between countryside living and city access. Surrounded by green spaces and close to the scenic Grand Union Canal and the Aquadrome nature reserve, it's ideal for those who enjoy outdoor pursuits. The town has a strong community feel and is particularly popular with families, thanks to its excellent local schools, including both state and independent options rated highly by Ofsted.

Transport links are a major draw—Rickmansworth Station offers fast and frequent services into central London via the Metropolitan Line and Chiltern Railways, making it an excellent choice for commuters. The M25 is just a short drive away, providing easy access to the wider motorway network and major airports.

Rickmansworth also benefits from a bustling town centre with a variety of shops, cafes, pubs, and restaurants, as well as essential amenities such as supermarkets, gyms, a library, and healthcare facilities. With its blend of urban convenience, top schools, and natural beauty, Rickmansworth is a great place to live for families and professionals alike.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 776 sq ft

Tenure: Freehold

Nearest Station: 0.4 miles to Rickmansworth

Distance to Town Centre: 0.3 miles to Rickmansworth

Nearest Motorway: 1.8 miles to M25



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

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.

sewell &
gardner