



Beacon Way, Rickmansworth, WD3 7PQ

Guide Price: £1,150,000 Freehold

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# About the property

Located on the highly sought-after Beacon Way in Rickmansworth, this beautiful detached residence offers generous living space throughout, designed with both comfort and practicality in mind. The ground floor features a welcoming entrance hall leading to a large bay-fronted double bedroom, currently used as an office, and a spacious lounge accessed via elegant double doors. The heart of the home is the open-plan kitchen and living area, flooded with natural light from floor-to-ceiling casement windows and complete with a high-spec Leisure Rangemaster oven. The principal bedroom is also situated on this floor, benefitting from a walk-in wardrobe, an ensuite with a bath, and a stunning view looking out onto the garden.

Upstairs, the property continues to impress with a cosy reading nook, two further double bedrooms—one with a stylish ensuite and full-length built-in wardrobes. A family shower room also features on this first floor. Ample storage runs throughout, along with a spacious garage and driveway for multiple vehicles. To the rear, the landscaped garden is a true highlight, featuring a large patio for entertaining, steps down to a lawned area, a newly built 12x8 shed and a greenhouse.

This exceptional home is one-of-a-kind and must be viewed to be fully appreciated.



- Three bedrooms
- Detached home
- Open-plan living
- Well-presented throughout
- Driveway parking and garage
- Close to local amenities



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1874 ft<sup>2</sup>  
173.9 m<sup>2</sup>

Reduced headroom

91 ft<sup>2</sup>  
8.4 m<sup>2</sup>

(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.

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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: G  
 Approximate floor area: 1,874 sq ft  
 Tenure: Freehold

Nearest Station: 1.4 miles to Rickmansworth Railway Station  
 Distance to Town Centre: 1.2 miles to Rickmansworth High Street  
 Nearest Motorway: 1.6 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 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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