



62 Thellusson Way, Rickmansworth, WD3
8RQ

Guide Price: £750,000 Freehold



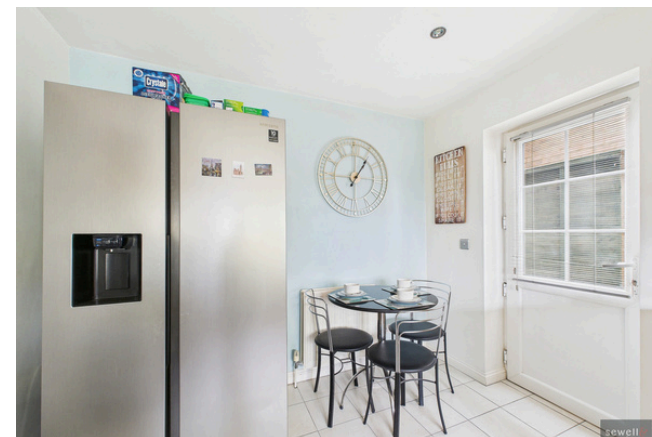
The property

Nestled in a peaceful cul-de-sac, this end-of-terrace family home offers a perfect blend of comfort, space, and style. Upon entering, you're greeted by a welcoming hallway with a convenient downstairs W/C. The ground floor features a bright and spacious front room, leading through to a versatile living/dining area and a modern, well-sized kitchen with side access to the garden. To the rear, a beautifully built conservatory floods the home with natural light and opens out onto a well-maintained private garden—ideal for relaxing or entertaining.

Upstairs offers a generous principal bedroom with fantastic closet space and an ensuite, a second large double bedroom and a further third good-sized bedroom. A family bathroom and a separate office space, perfect for home working, completes the upstairs accommodation.

Additional benefits include ample storage throughout, driveway parking, and a bright, airy layout that makes this home truly special.

This property is a must-see to fully appreciate its charm and space—book your viewing today!





Key Features

- Four bedrooms
- End-of-terrace home
- Quiet cul-de-sac location
- Well-presented throughout
- Side access to rear garden
- Beautiful conservatory
- Close to local amenities
- Driveway parking for two cars
- Garage

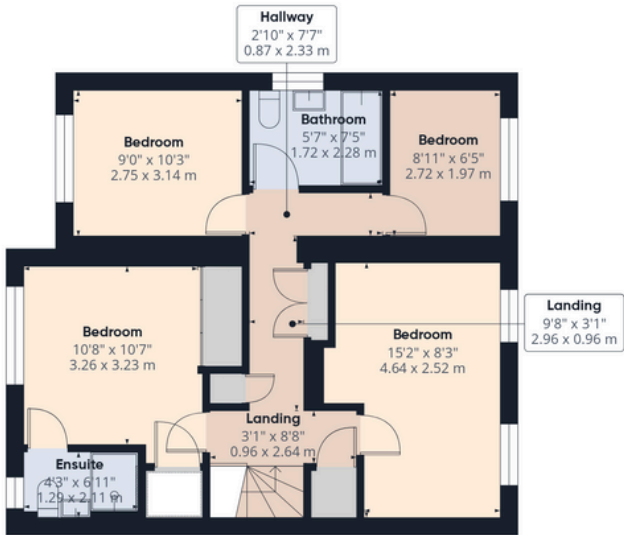




Floorplan



Floor 0



Floor 1



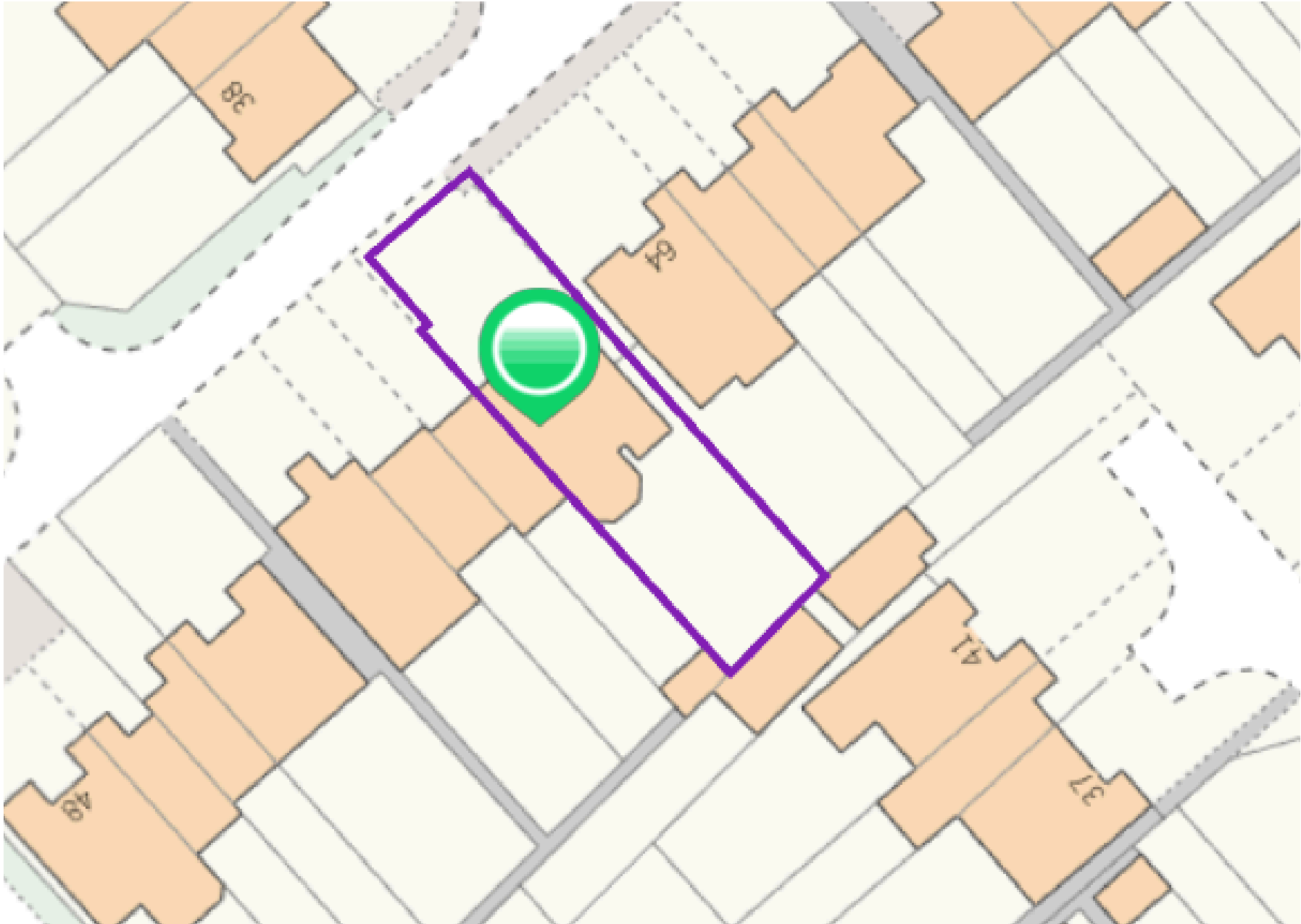
Approximate total area^m
1446 ft²
134.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Boundary





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 a multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a Waitrose. Restaurants such as Zaza's are available as well as gastro pub dining including the Feathers. 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.

- 1.8 miles to Rickmansworth Station
- 1.6 miles to Rickmansworth High Street
- Nearest Motorway: 2 miles to M25

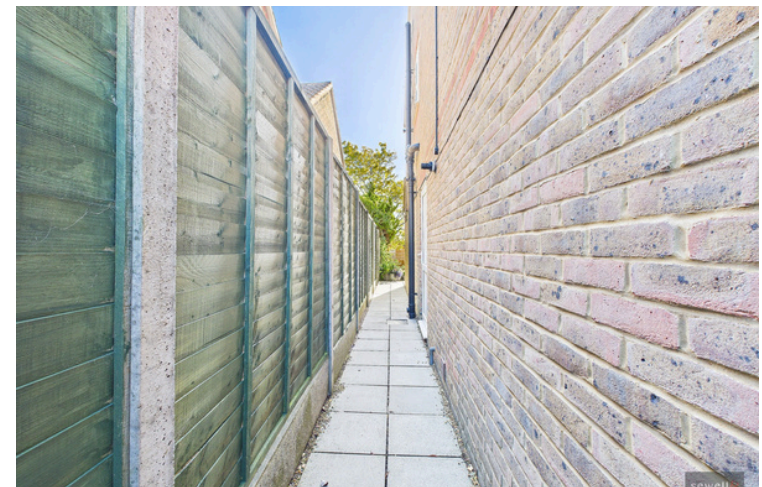
Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1266 sq ft

Tenure: Freehold

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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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