



Skidmore Way, Rickmansworth, WD3 1TA
Offers in excess of: £500,000 Freehold

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About the property

Situated in a quiet cul-de-sac in the heart of Rickmansworth, this three-bedroom mid-terrace house offers an excellent opportunity to create a beautiful family home. While some cosmetic modernisation is required, the property boasts well-proportioned living spaces and a convenient town-centre location.

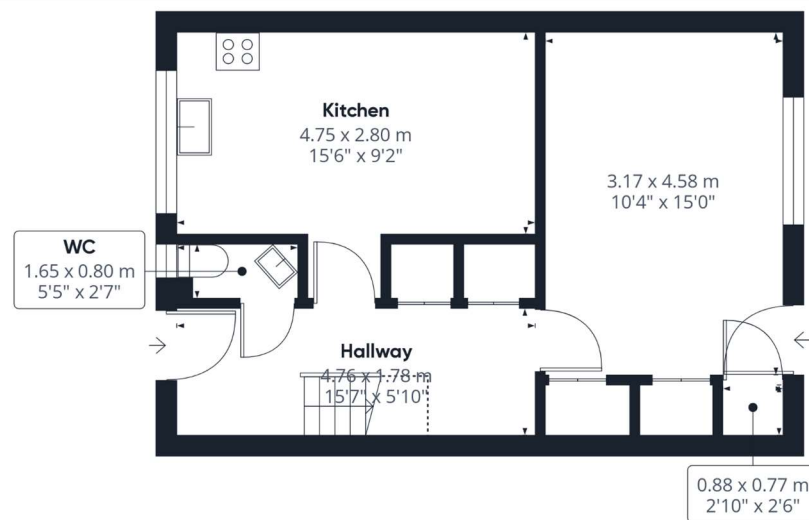
The ground floor features an entrance hall with a downstairs cloakroom, a recently fitted modern kitchen, and an open-plan kitchen/dining area.

Upstairs, the landing leads to two double bedrooms, a further small double bedroom, and a family bathroom. The property benefits from central heating and double glazing throughout, along with driveway parking at the front.

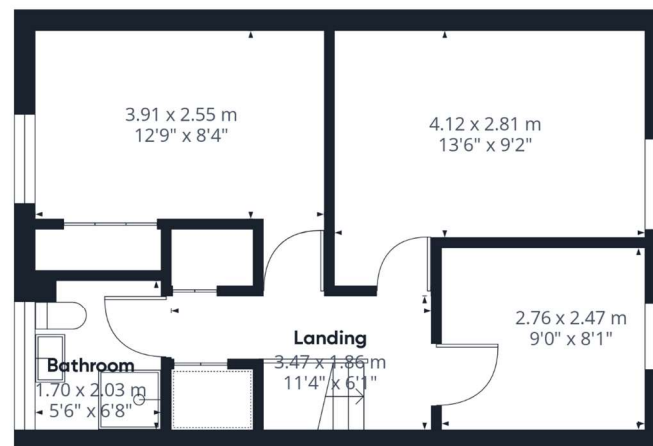
To the rear, a spacious lounge opens onto a generous 40 ft rear garden, mainly laid to lawn.



- Three bedroom home
- Modern kitchen
- Situated in a quiet cul-de-sac
- Driveway parking
- Generous garden
- Town centre location



Floor 0



Floor 1

Approximate total area⁽¹⁾

81.58 m²
878.11 ft²

Reduced headroom

1.32 m²
14.22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



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.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 878 sq ft

Tenure: Freehold

Nearest Station: 0.5 miles to Rickmansworth

Distance to Town Centre: 0.3 miles to Rickmansworth

Nearest Motorway: 2 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
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.

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