

17 Ivinghoe Road  
Mill End, Rickmansworth,  
Hertfordshire WD3 8LG  
Guide Price £525,000



### Property Highlights

- ✓ Three Bedroom Semi Detached
- ✓ Modern Kitchen
- ✓ Lounge and Dining Room
- ✓ Family Bathroom
- ✓ Sealed Unit Double Glazing
- ✓ Gas Central Heating
- ✓ Off Road Parking and Car Port
- ✓ Local Amenities and Schools
- ✓ Access to Rickmansworth Station and Junctions 17 & 18 of the M25

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## How can we help you?

**Need a mortgage?** We recommend Guest Independent Mortgage Advice Ltd. They can search the market for you and ensure the right lender and mortgage deal are recommend-ed. They typically achieve mortgage offers much quicker than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call them on 0845 026 8527, or visit their website for more info: [www..mortgages.co.uk](http://www..mortgages.co.uk)

**Property to sell?** If you need to sell a property in order to buy, you ide-ally need to be on the market at least (and preferably sold stc) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly, usually within 48 hours and sometimes on the same day. Just ask for a free valuation and we can pop out to your property and discuss your needs.

**Need a solicitor?** A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We can instruct a local firm that is competitive on cost and very reliable. Just ask for a quote.

**Need a surveyor?** If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you. Just let us know if we can help!

## Property Description

A three bedroom semi detached home set towards the outskirts of Rickmansworth. The property briefly comprises Porch, Entrance Hall, Lounge, Kitchen, Dining Room, Store Room, Three Bedrooms, Bathroom, Separate wc, Off Street Parking, Carport, Front and Rear Gardens.

There are local shops at Tudor Parade including a newly opened café approximately a third of a mile, with shops and restaurants in Moneyhill just over three quarters of a mile away and one and a quarter miles to Rickmansworth town centre which has multiple shopping amenities with Marks and Spencers, Waitrose and Tesco, as well as restaurants, coffee shops, banks, doctors surgeries and a Library, Watersmeet Theatre and the Aquadrome nature reserve also a mile away is Chorleywood Common. Schooling for children of all ages in and around the surrounding area within easy walking distance of the new secondary school The Reach Free School. Leisure facilities are numerous with golf courses, and sports clubs including football, sailing, cricket, rugby, tennis, horse riding and more. Trains from Rickmansworth run to both London Baker Street and Marylebone as well as Amersham and Aylesbury in the opposite direction. The M25 can be accessed at either Junctions 17 or 18 linking to the national motorway network.

EPC Grade D





#### **Entrance Hall**

Stairs to first floor, thermostat, radiator.

#### **Lounge**

Coal affect gas fire, TV and telephone points, radiator.

#### **Kitchen**

Ample worktops with stainless steel single drainer sink unit with mixer tap, Lamona 4 ring gas hob with splash back, stainless steel extractor hood, Lamona electric oven and grill, Bosch washing machine, space for fridge freezer, base and wall units, walk in shelved larder cupboard, concealed Worcester gas fired boiler, doors to dining room and store room.



#### **Dining Room**

Radiator, sliding patio door to garden.

#### **Store Room/Study**

Radiator, doors to carport, front and rear gardens.

#### **First Floor**

##### **Landing**

Loft access, store cupboard with hanging rail.

##### **Bedroom 1**

Shelved cupboard, radiator.

##### **Bedroom 2**

Twin double wardrobe with hanging space, shelves and drawers, radiator.

##### **Bedroom 3**

Open cupboard with hanging rail and shelving, radiator.

#### **Bathroom**

Bath with shower over and shower screen, inset wash hand basin with mixer tap and cupboard and drawer below, chrome heated towel rail, ceramic tiled walls with mirror.

#### **Separate WC**

WC, half tiled walls.

#### **Outside**

##### **Garden**

To the front is a driveway and carport with an area of lawn with shrubs and hedging. The rear has a paved patio, two areas of lawn, trees and shrubs, panel fencing either side.



#### **Proclaimer**

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#### **EPC Grade D**

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