



The Queens Drive, Rickmansworth, WD3 8LL

Guide Price £500,000 Freehold



The property

Offered with no upper chain, this three bedroom semi detached home on The Queens Drive, Rickmansworth, presents a fantastic opportunity.

The property features two reception rooms, a ground floor storage room, and a convenient downstairs WC and a generously sized kitchen. Spanning 909 sq ft, the layout provides practical living spaces. Outside, the property benefits from driveway parking and a garden area. There is also potential to extend, subject to planning permission, allowing for customisation to suit individual needs.

With its excellent location and scope for enhancement, this home is an ideal option for those looking to create their perfect living environment.



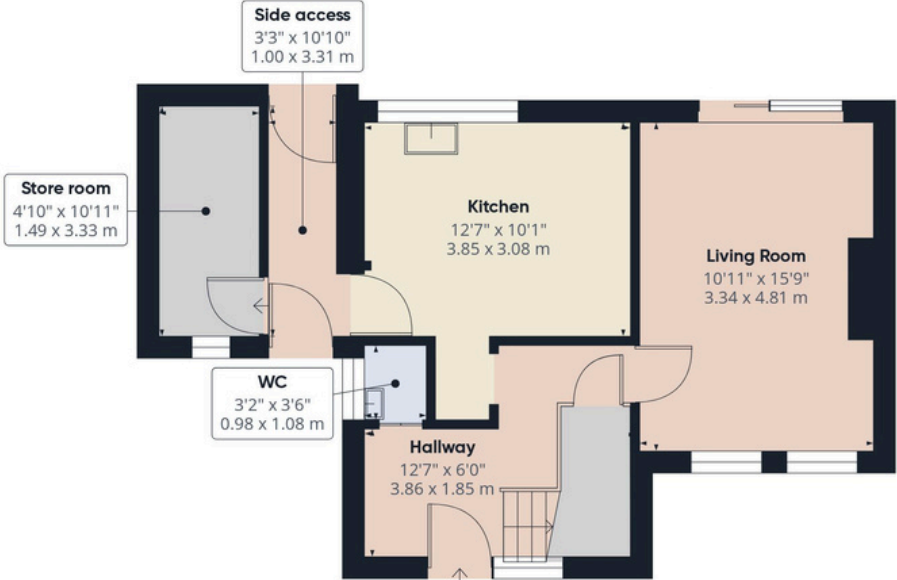
Key Features

- Three bedroom semi detached home
- NO UPPER CHAIN
- Driveway parking
- Ground floor storage room
- Downstairs WC
- Potential to extend STPP



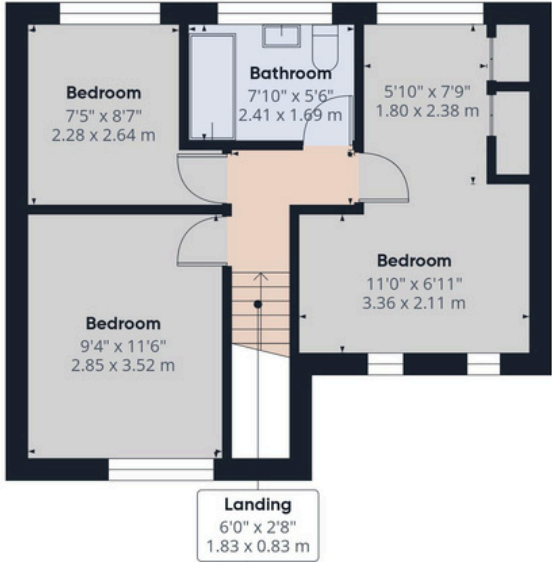


Floorplan



Floor 0

Approximate total area⁽¹⁾
909 ft²
84.4 m²



Floor 1

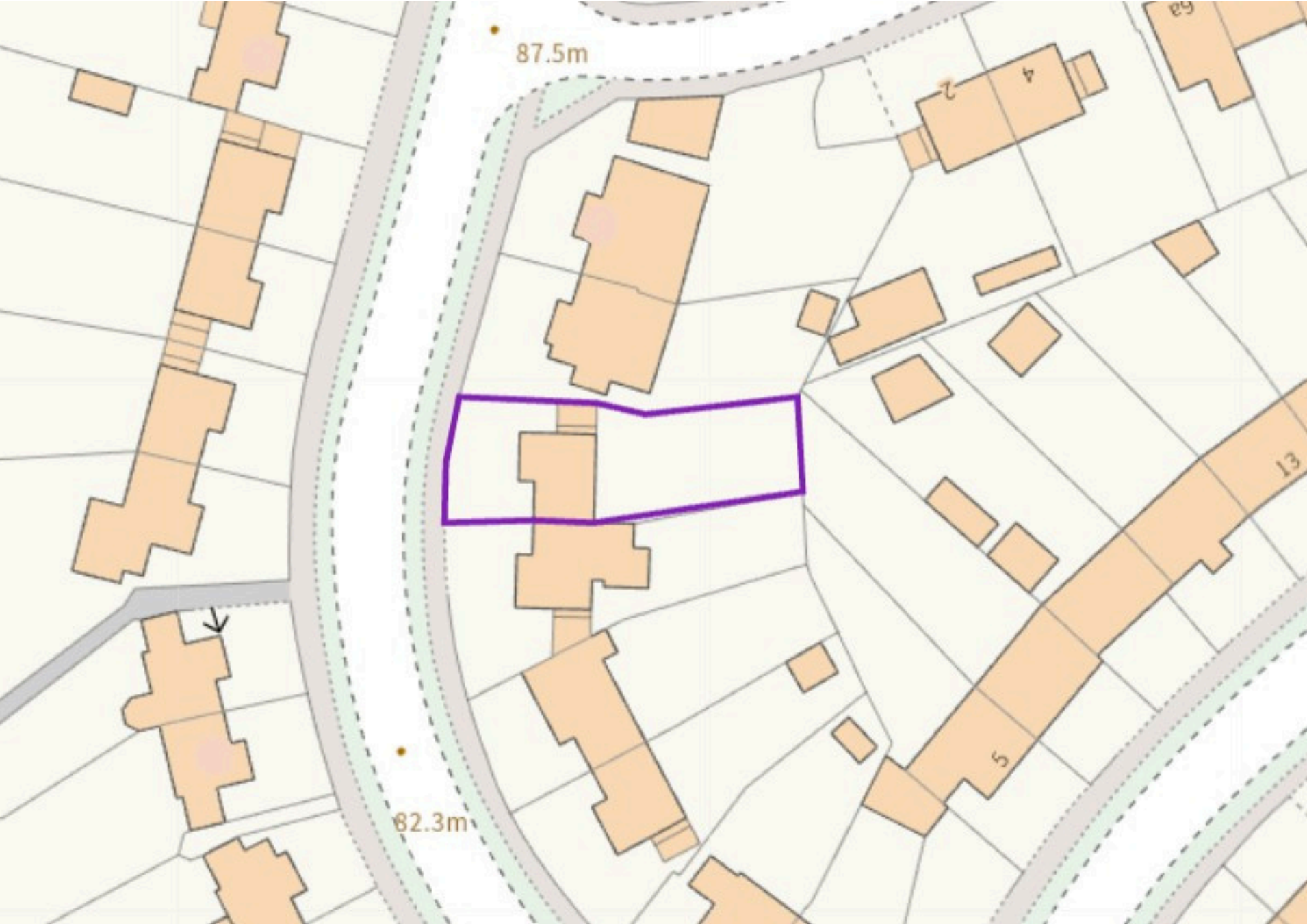


(1) Excluding balconies and terraces

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



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 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.

- 1.6 miles to Rickmansworth Station
- 1.8 miles to Rickmansworth High Street
- Nearest Motorway: 2.2 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: D
- Approximate floor area: 909 SqFt
- 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 £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors

Trend & Thomas Surveyors. For financial services we recommend Severn Financial 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.



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