



76 Chiltern Drive, Mill End, Rickmansworth,  
WD3 8JZ

Guide Price: £450,000 Freehold







# The property

Situated on the popular Chiltern Drive, this three-bedroom terraced property is a fantastic opportunity to create your ideal family home.

The ground floor offers a spacious hallway, separate kitchen and dining room with sliding doors to the garden, and a bright living room featuring a charming fireplace and double doors leading outside.

Upstairs, there are two generous double bedrooms, a third bedroom, a modern bathroom with both bath and shower, and a separate W/C.

The rear garden is a great size, featuring a large pond and a useful outbuilding.

A perfect project property with excellent potential, close to local amenities and transport links.





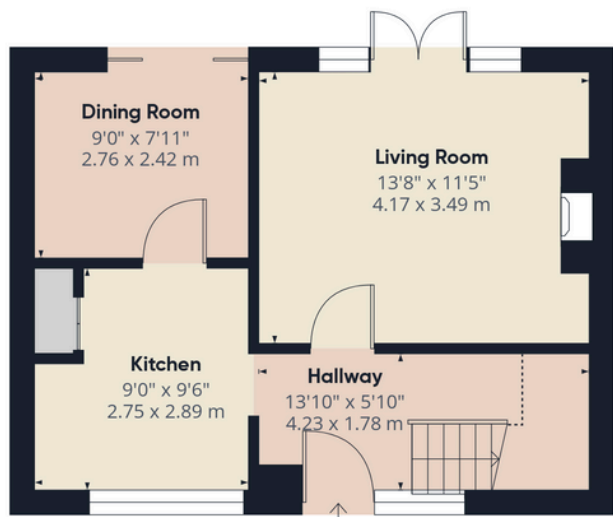




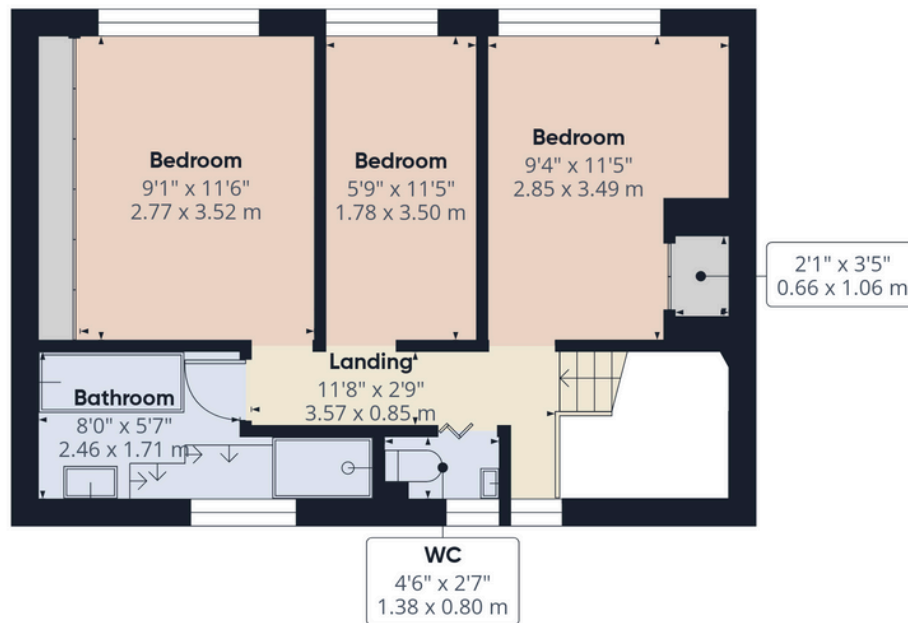
## Key Features

- Three bedrooms
- Terraced property
- Requires modernisation
- Huge potential to enhance and extend STPP
- Side access to the garden
- Close to local amenities
- Useful outbuilding

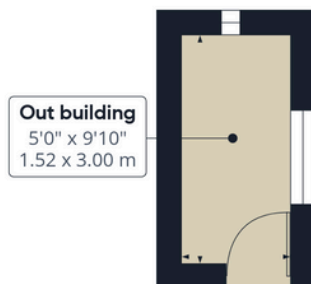




Floor 0



Floor 1



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

842 ft<sup>2</sup>

78.2 m<sup>2</sup>

Reduced headroom

33 ft<sup>2</sup>

3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

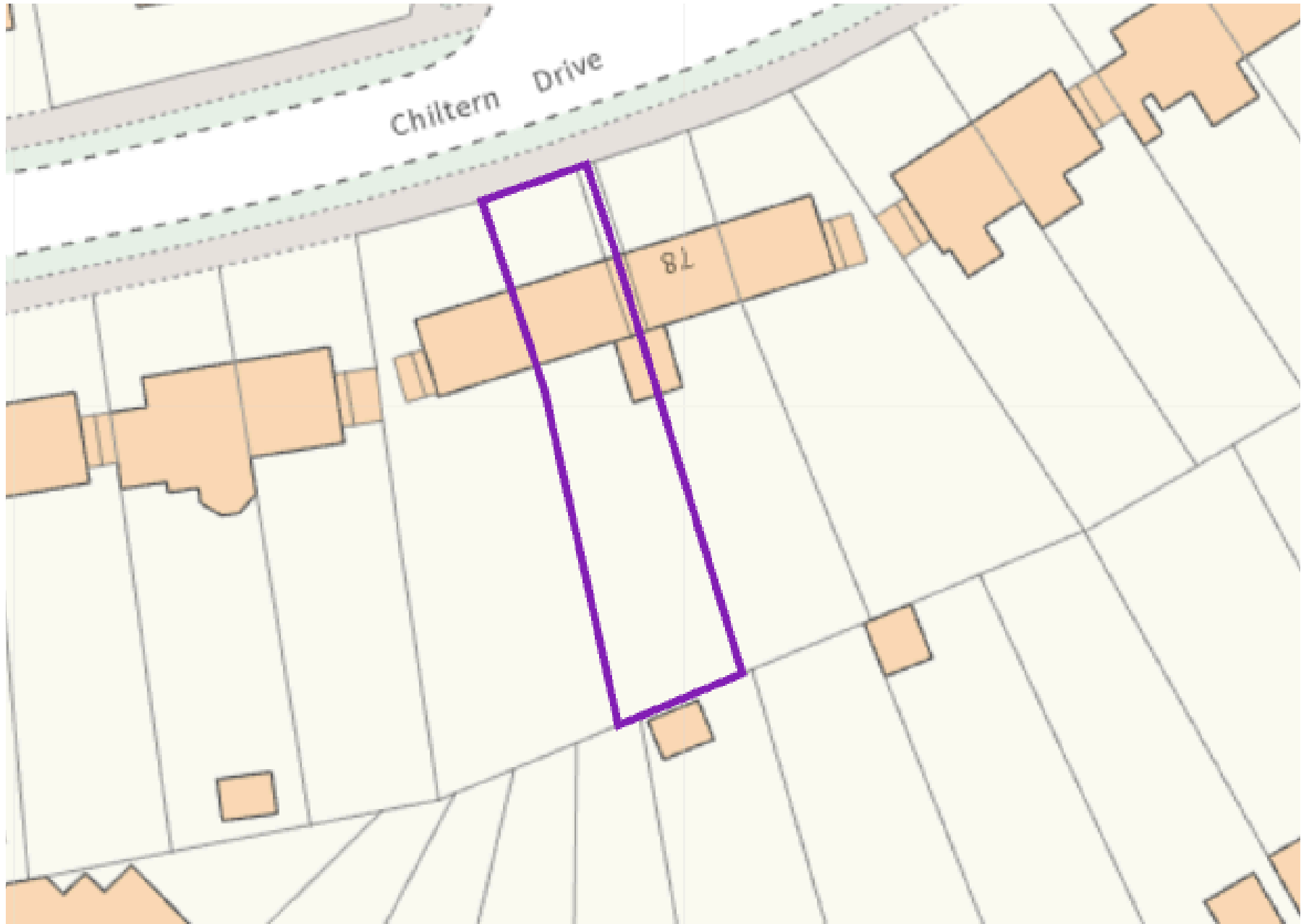
Reduced headroom

..... 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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# 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 and gastro pubs such as The Feathers are available. 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.

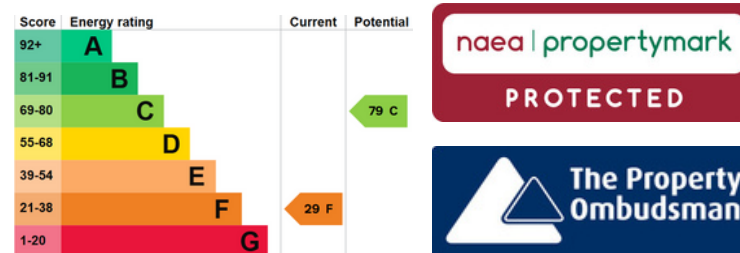
- 1.8 miles to Rickmansworth Station
- 1.6 miles to Rickmansworth High Street
- Nearest Motorway: 1.7 miles to M25

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 842 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 £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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