

Millstream Lodge, Rickmansworth, WD3 8JQ

Offers Over £275,000

sewell & gardner

Property Type: Ground Floor Flat

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A well-presented two-bedroom ground floor apartment situated within the popular Millstream Lodge development in Rickmansworth. Offered to the market chain free, the property provides comfortable and well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers or investors.

The property benefits from allocated parking, providing convenient off-road parking, while its ground floor position offers easy access and excellent practicality. The location is particularly appealing for families, with a selection of highly regarded local schools nearby.

For commuters, the property also enjoys very good transport links, providing convenient access to Rickmansworth and surrounding areas, with road and rail connections making travel into London and the wider area straightforward.

An excellent opportunity to purchase a well-located two-bedroom home in a sought-after development, with the added benefits of no onward chain and allocated parking.

- Ground Floor
- Chain Free
- 2-Bed
- Family Bathroom
- Allocated Parking
- Communal Garden
- Kitchen-Diner
- Close to Reach Free School
- Easy Access to M25
- 1.1 Miles from Rickmansworth Station











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Approximate total area(1)

687 ft²

63.9 m²

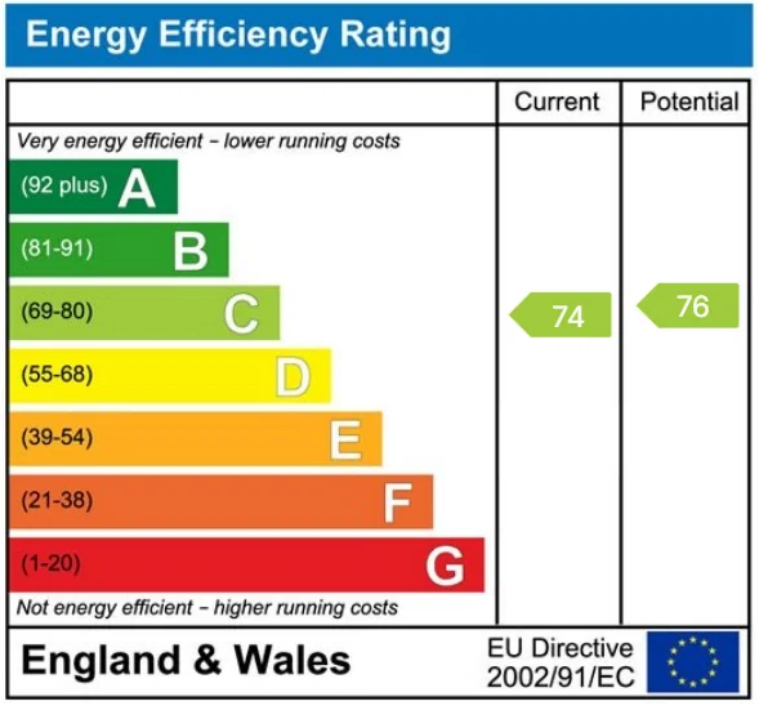
(1) Excluding balconies and terraces

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

GIRAFFE360






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
76
England & Wales
EU Directive 2002/91/EC



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.





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