



Uxbridge Road, Rickmansworth, WD3 7DW

Guide Price £975,000 Freehold



The property

Beautifully presented four bedroom semi detached home, featuring a modern interior and a generous South facing garden with tranquil river views.

Upon entering, you will find two spacious reception rooms, offering versatile spaces for relaxation and entertaining. The open plan kitchen and dining area is perfect for family gatherings and leads seamlessly to the outdoor space. For added convenience, there is a downstairs WC. On the first floor, the property provides three comfortable bedrooms and a family bathroom, while the top floor hosts a generously sized principle bedroom including an ensuite and floor to ceiling windows with views of the garden.

Externally, the property benefits from driveway parking. The large south facing garden is a true highlight, offering a serene outdoor retreat with picturesque river views, ideal for unwinding or enjoying nature.

Located just 0.7 miles from Rickmansworth Station, this home provides excellent transport links and is well placed to enjoy local amenities





Key Features

- Four bedroom semi detached home
- Large South facing garden with river views
- Modern interior
- Driveway parking
- Downstairs WC
- Open plan kitchen/dining area
- Ensuite to principle bedroom
- 0.7 miles to Rickmansworth Station





Floorplan



Approximate total area⁽¹⁾
 1469 ft²
 136.7 m²

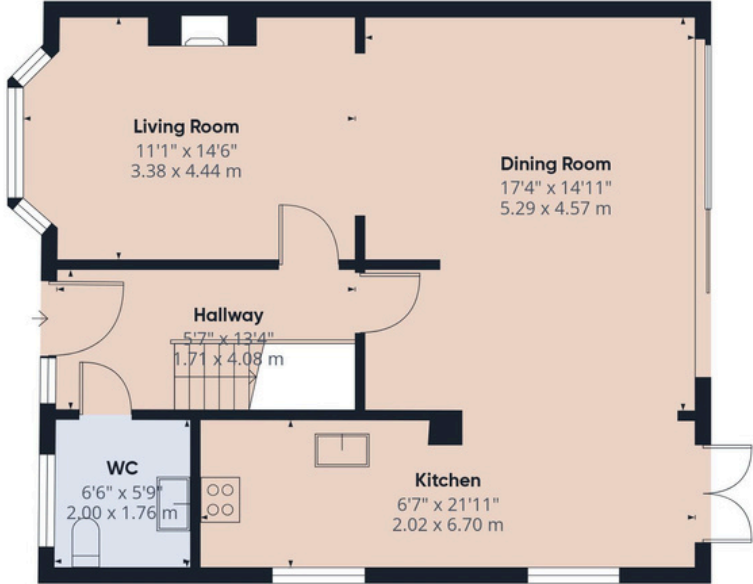
Reduced headroom
 18 ft²
 1.6 m²

(1) Excluding balconies and terraces

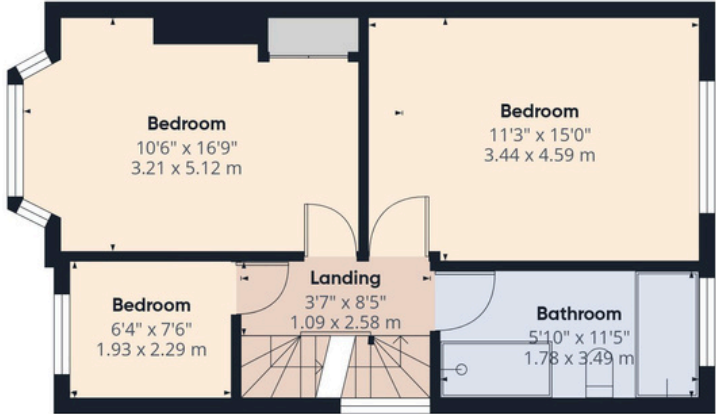
Reduced headroom
 Below 5 ft/1.5 m

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

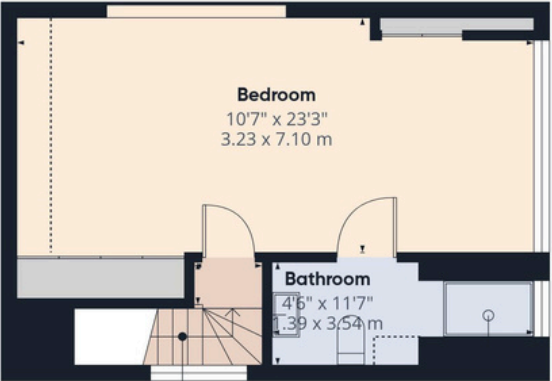
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Floor 0



Floor 1



Floor 2

Boundary

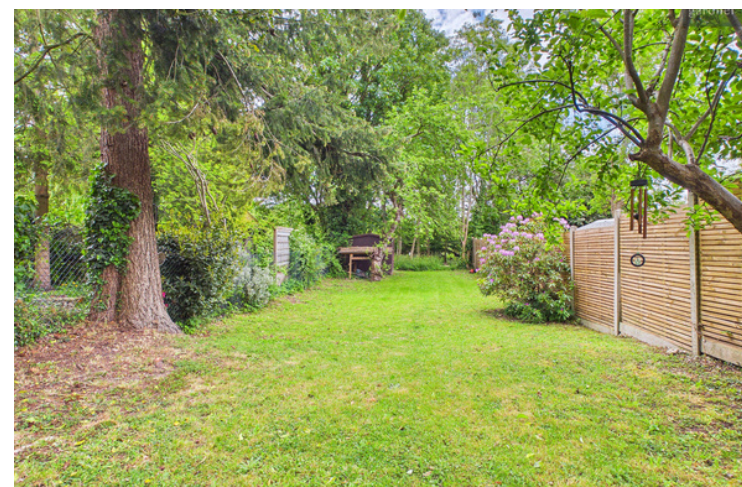


Area Information

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.

- 0.7 miles to Rickmansworth Station
- 0.7 miles to Rickmansworth High Street
- Nearest Motorway: 2.2 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: F
- Approximate floor area: 1,469 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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