



Curtis Close, Mill End, Rickmansworth, WD3 8QA

Offers in Excess Of £475,000 Freehold



# The property

Ideally located in a popular residential area of Mill End, this well-presented four-bedroom terraced home is perfect for family living.

You're welcomed to a useful porch area before entering an airy hallway that leads to a versatile downstairs bedroom and a stunning open-plan kitchen/living space — ideal for both relaxing and entertaining. A modern downstairs shower room completes the ground floor.

Upstairs, the generous principal bedroom sits alongside the family bathroom, with two further good-sized bedrooms and a useful office that's perfect for working from home.

The property also benefits from a stylish rear extension and a beautifully maintained, south-facing garden , offering a peaceful outdoor retreat.

A viewing is highly recommended to fully appreciate this lovely home.

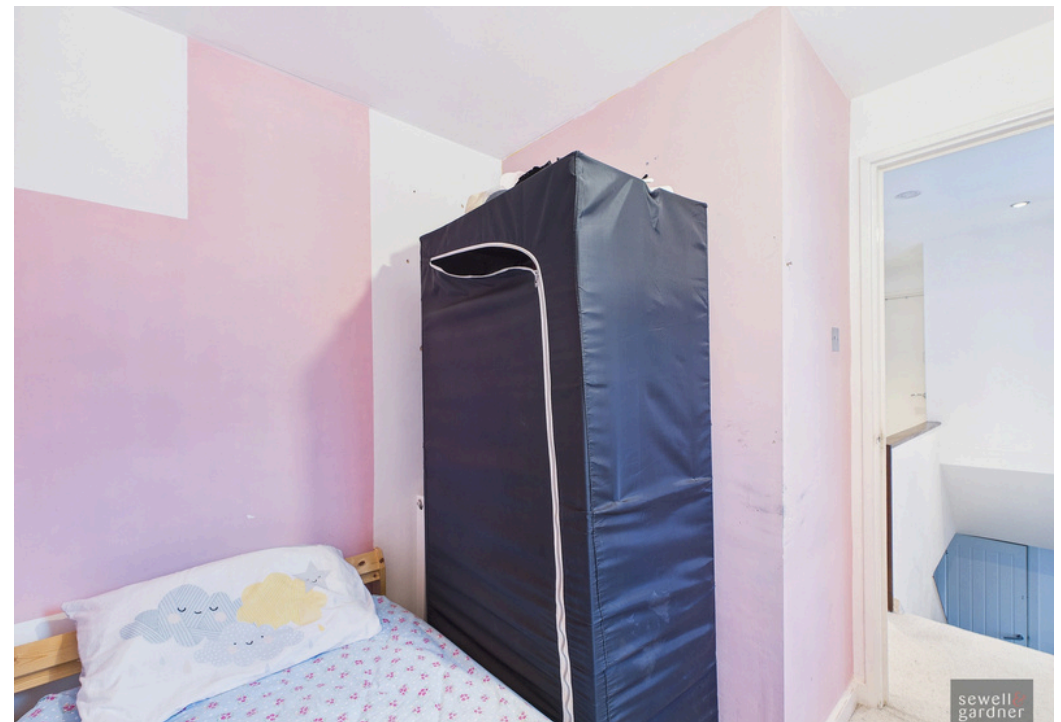






## Key Features

- Four bedrooms
- Mid-terraced property
- Well-presented throughout
- Electric underfloor heating throughout the ground floor
- Downstairs shower room
- Thoughtfully extended to the rear
- Open-plan kitchen/living area
- South-facing garden
- Located close to great amenities



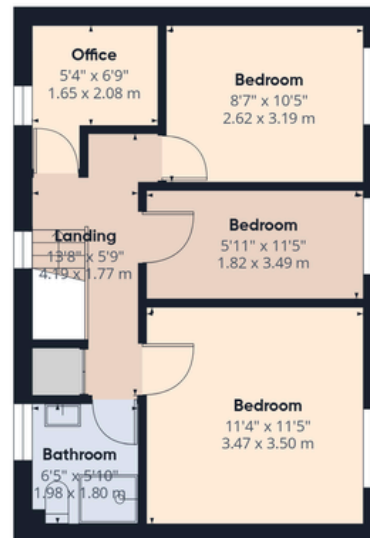




# Floorplan



Floor 0



Floor 1



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

1134 ft<sup>2</sup>

105.3 m<sup>2</sup>

(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.

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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.

- 1.2 miles to Rickmansworth Station
- 1.3 miles to Rickmansworth High Street
- Nearest Motorway: 2 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 1,045 sq ft

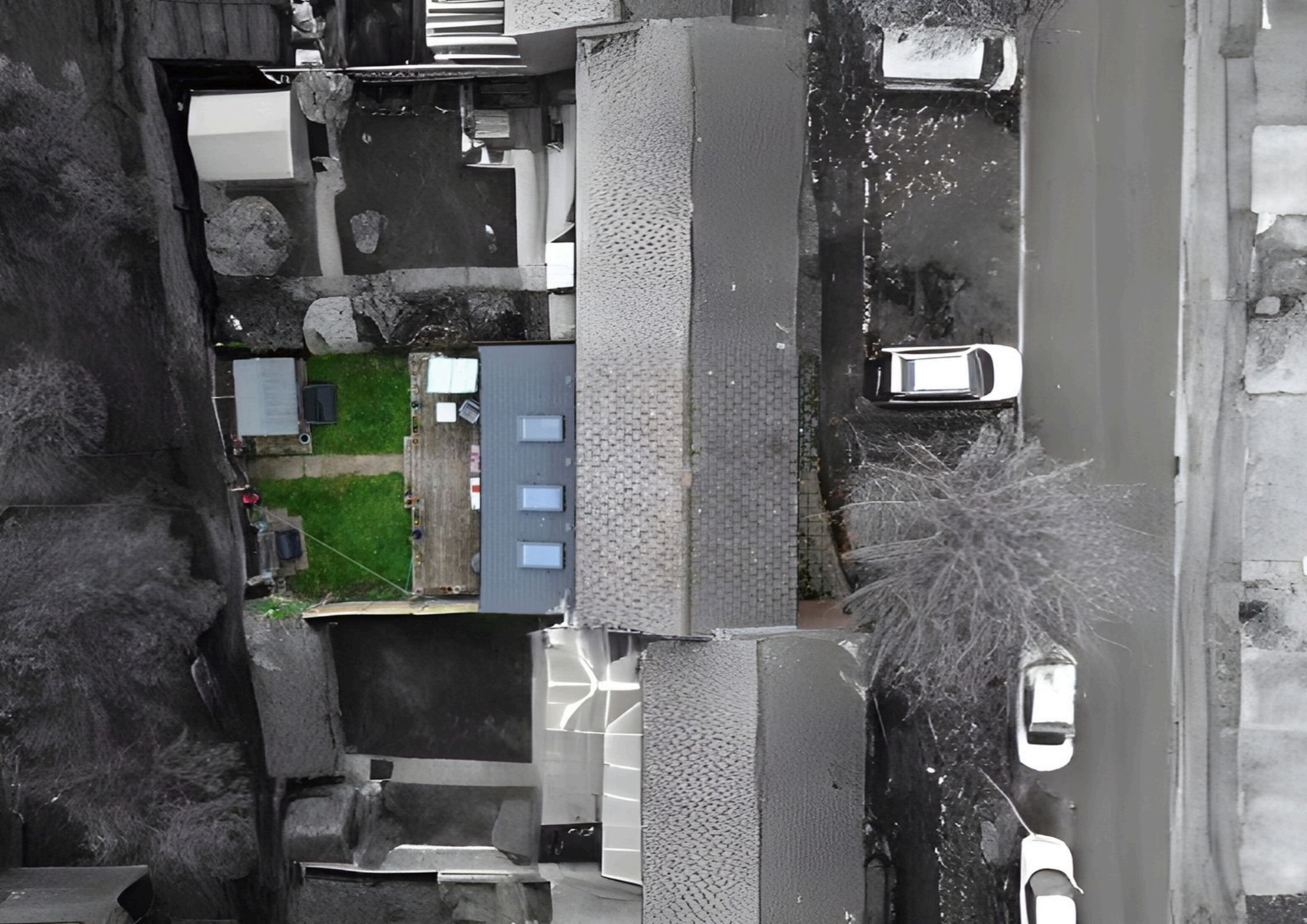
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	83 B



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