



JOHN ROBERTS & Co
estate agents



10A Nightingale Road, Rickmansworth, WD3 7DF

Guide Price £435,000





10A Nightingale Road

Rickmansworth, WD3 7DF

- First Floor Flat
- Family Bathroom
- Sitting Room
- Garden & Parking
- No Onward Chain
- Two Bedrooms
- Kitchen
- Study / Dressing Room
- Close to Rickmansworth Town Centre & Station
- EPC Rating: D

This elegant first-floor apartment occupies part of a handsome Victorian residence and effortlessly combines timeless character with modern comfort. High ceilings, generous proportions and charming period details create a wonderful sense of space and light throughout, while thoughtful updates ensure it meets the needs of contemporary living.

Ideally positioned within easy reach of Rickmansworth Town Centre and the railway station, the property offers both convenience and a desirable setting.

Extending to over 1,000 sq ft, the accommodation is both spacious and versatile. There are two excellent double bedrooms, a beautifully appointed modern kitchen, and a superb sitting/dining room. A well-presented family bathroom serves the home, while a separate study/dressing room provides valuable flexibility, ideal for home working or additional storage.

Outside, the property continues to impress, benefiting from parking for one vehicle and a rear garden, predominantly laid to lawn



SITUATION

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

TENURE

Leasehold - Remaining Term: 999 year lease, granted in June 1978.

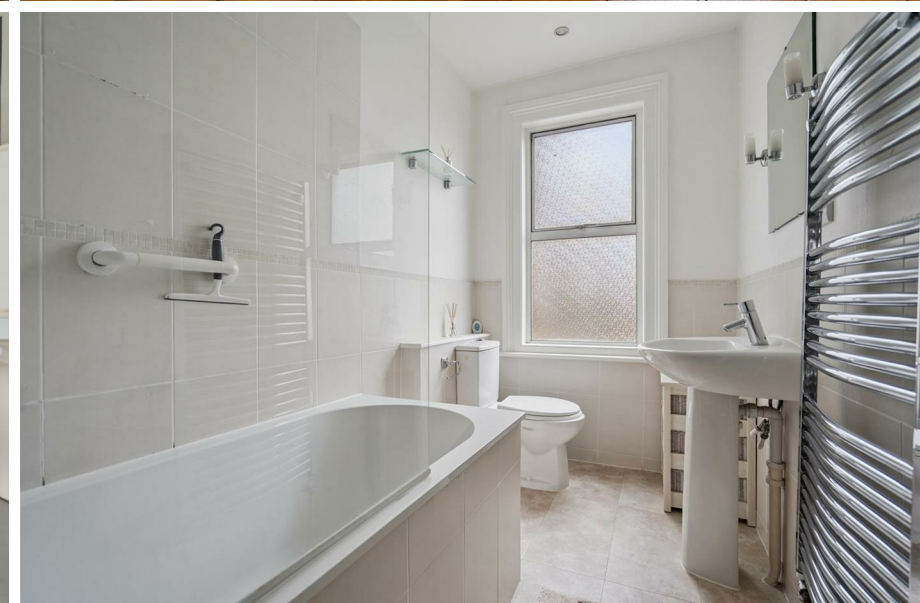
COUNCIL

Three Rivers District Council

NB

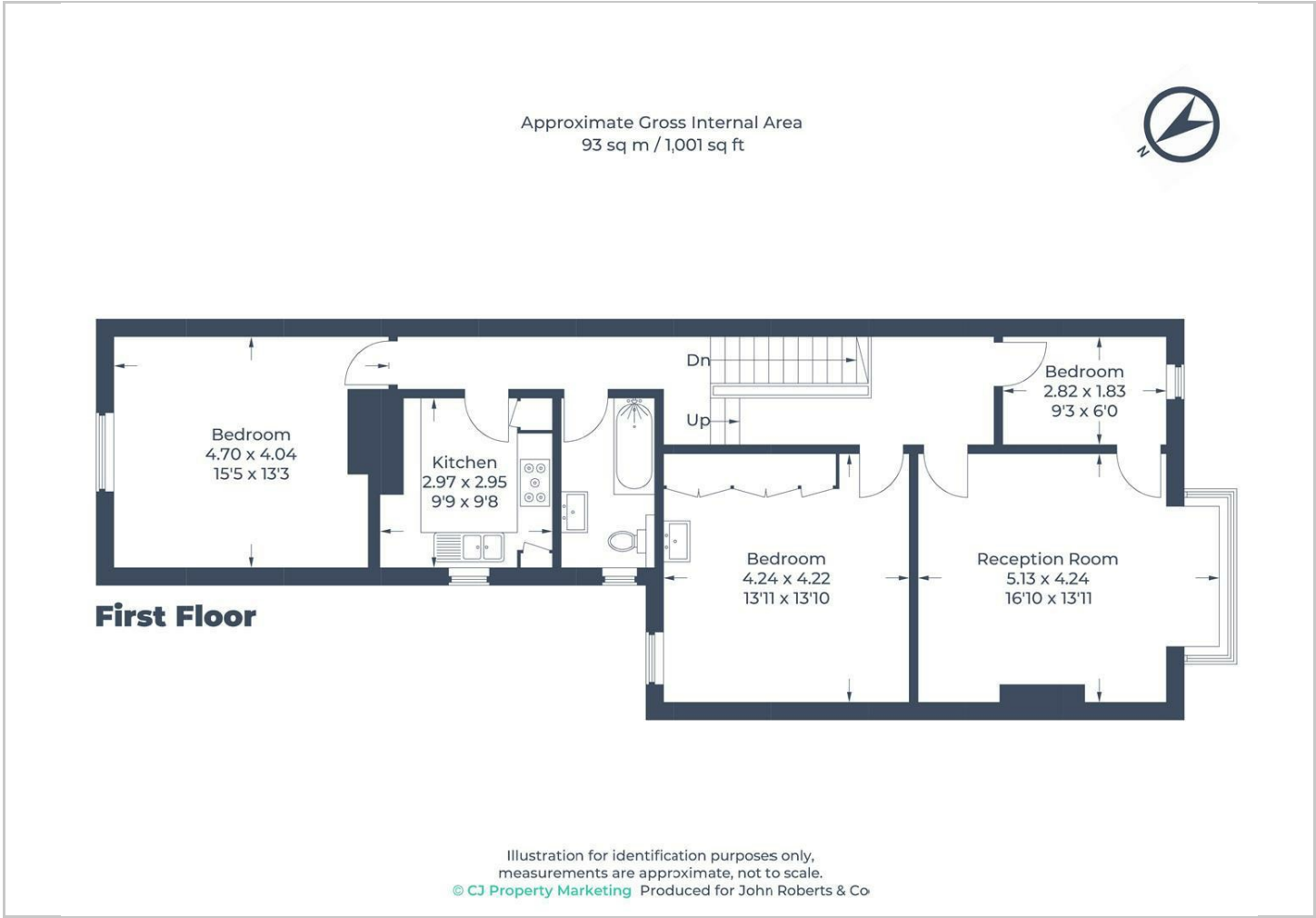
The garden photographs show the whole garden of which is split with the flat downstairs.







Floor Plans



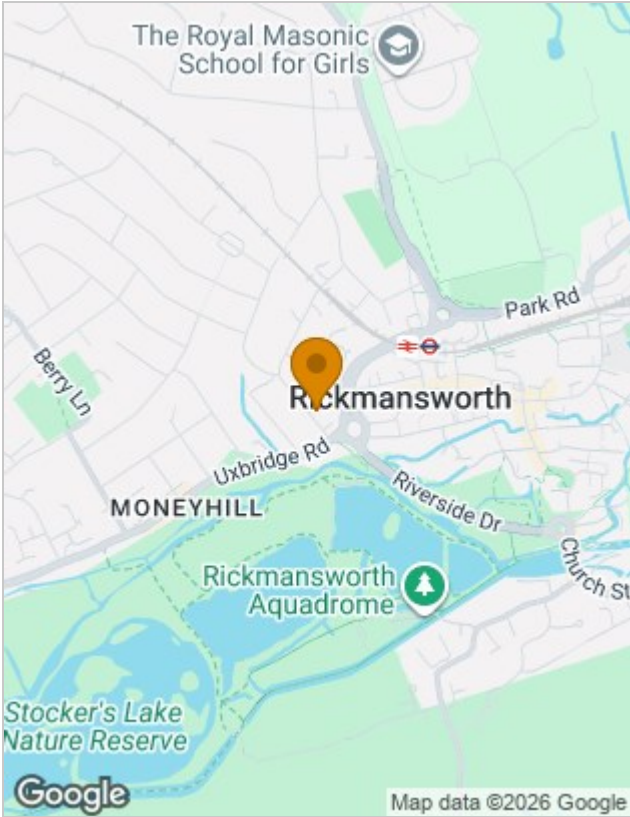
Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ
Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk <https://www.johnroberts.co.uk>

Location Map



Energy Performance Graph

