



Millstream Lodge, Rickmansworth, WD3 8JQ
£300,000

sewell &
gardner

Property Type: Ground Floor Flat

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

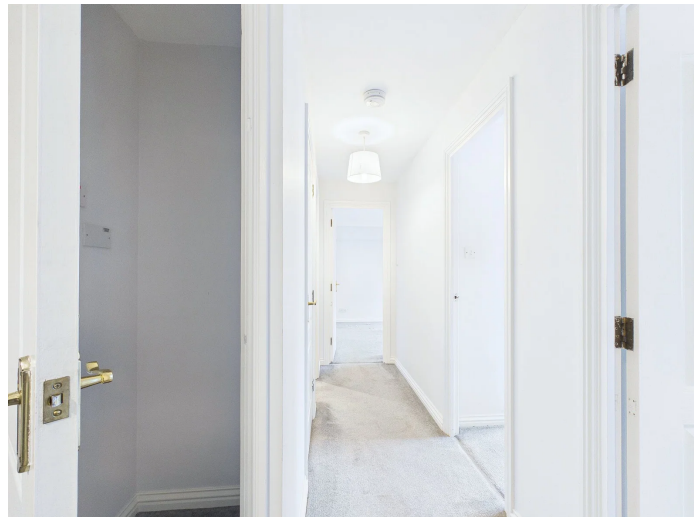
A well-presented two-bedroom ground floor apartment situated within the popular Millstream Lodge development in Rickmansworth. Offered to the market chain free, the property provides comfortable and well-proportioned accommodation, making it an ideal choice for first-time buyers, downsizers or investors.

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







Approximate total area⁽¹⁾

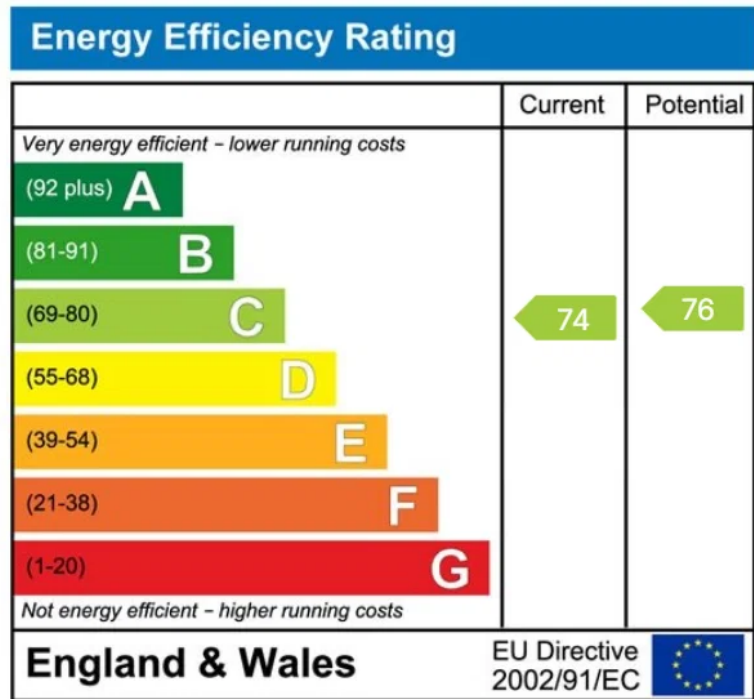
687 ft²

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.

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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.



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.