



Curtis Close, Mill End, Rickmansworth, WD3 8QA

Guide Price £535,000 Freehold



## The property

Located in a sought-after residential area, this spacious four-bedroom family home offers excellent living space.

On entrance you are welcomed to a spacious porch, ideal for storage and a well-presented modern kitchen with dining space. Just off of the kitchen, to the back of the property is a versatile study/utility room with direct access to the garden.

The generous living room with sliding doors leads to a separate conservatory, the perfect layout for family living. A downstairs W/C adds convenience.

Upstairs, the principal bedroom boasts built-in wardrobes with sliding mirrored doors and additional space for those who enjoy working from home. There are also two double rooms, both benefitting from natural lighting and a further single room, perfect for families. An on-trend, fully tiled family bathroom completes this floor.

Outside, the south-east facing rear garden includes a patio and a shed. On-street parking is available to the front.

A beautifully presented family home. Early viewing is strongly advised.



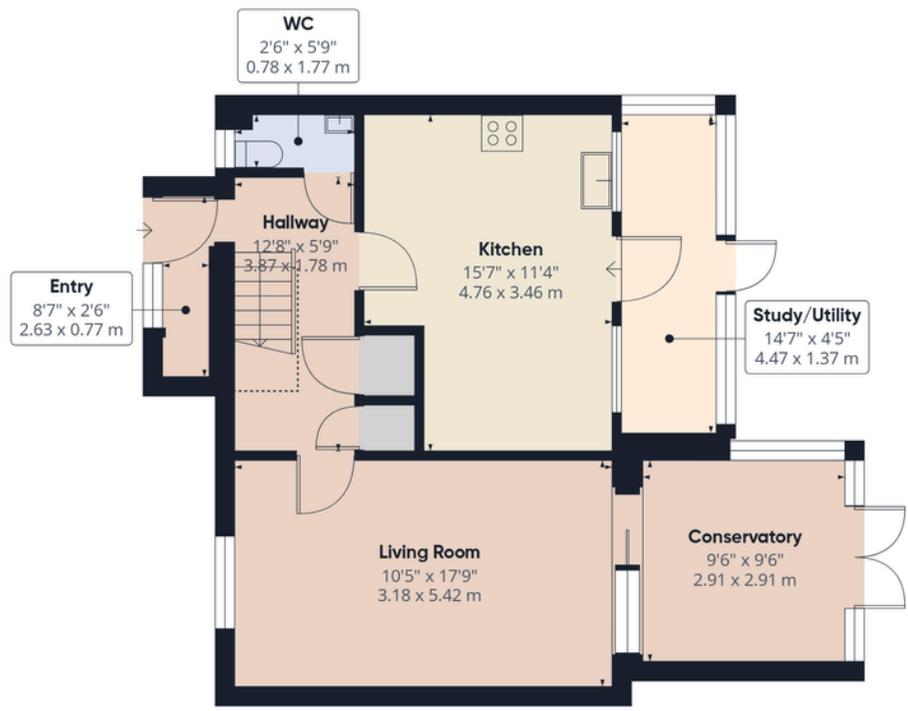




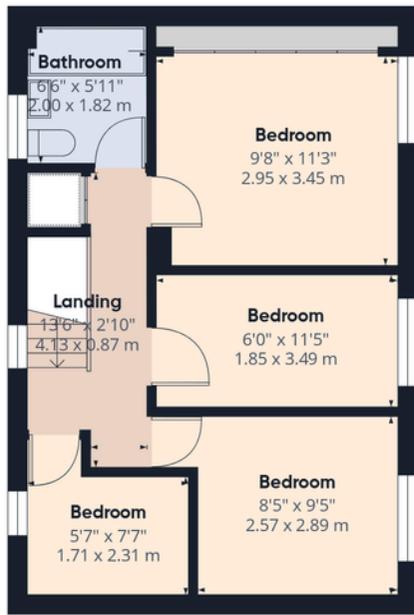
## Key Features

- Four bedrooms
- Terraced property
- Well-presented throughout
- Beautiful conservatory
- Separate study/utility room
- South-East facing garden
- On-street parking
- Close to local amenities





Floor 0



Floor 1

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

1045 ft<sup>2</sup>  
97 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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.

# 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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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