



16 Middleton Road, Mill End, Rickmansworth, WD3 8JE

Guide Price £625,000 Freehold



The property

Situated on the highly desirable Middleton Road, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation throughout.

The property welcomes you with a charming porch leading into a bright hallway, with access to a generous living room featuring a bespoke reading nook and double doors opening into the open-plan kitchen/diner. The fully integrated kitchen is light and airy, with large windows overlooking the garden and convenient side access. A downstairs WC completes the ground floor.

Upstairs, there are three generous bedrooms and a modern, fully tiled family bathroom.

Externally, the property boasts an extensive rear garden with a substantial shed/workshop and a superb garden office, ideal for home working. To the front, there is driveway parking and additional side access.

Early viewing is highly recommended.



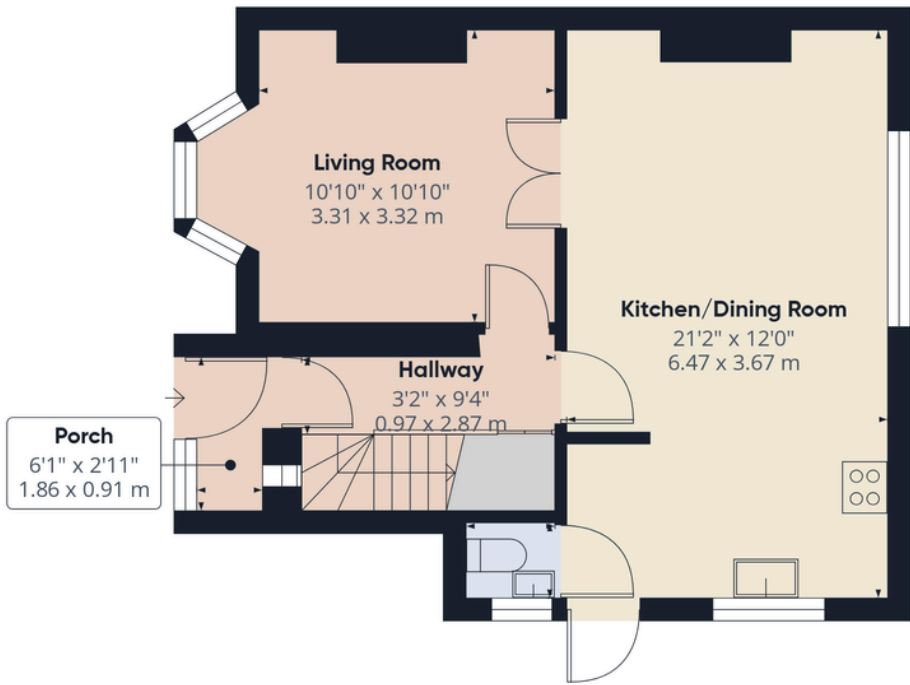


Key Features

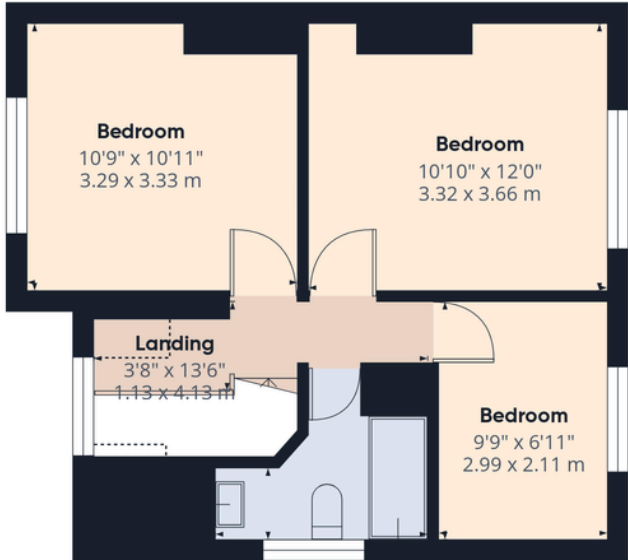
- Sought-after Middleton Road location
- Three-bedroom semi-detached home
- Spacious living room with bespoke reading nook
- Open-plan kitchen/diner
- Beautifully presented throughout
- Downstairs WC
- Extensive rear garden with shed/workshop
- Garden office
- Driveway parking with side access
- Located close to great amenities
- Great local schooling just a short walk away



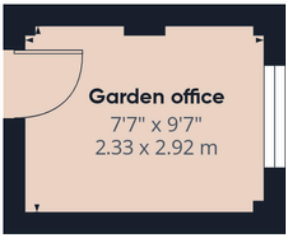




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 929 ft²
 86.3 m²

Reduced headroom
 5 ft²
 0.4 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.



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.

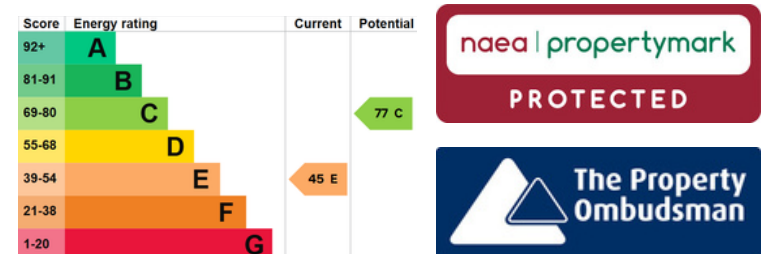
- 1.3 miles to Rickmansworth Station
- 1.3 miles to Rickmansworth High Street
- Nearest Motorway: 1.2 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 929 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.

sewell &
gardner

Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com