



Sherfield Avenue, Rickmansworth, WD3 1NN

Offers in excess of £900,000 Freehold



## The property

The ground floor features a spacious reception room, providing a versatile area for everyday living and entertaining. A sun room extends the living space, offering bright views of the garden, while a convenient downstairs WC adds to the practicality of the layout.

Upstairs, you will find three generously sized bedrooms, providing comfortable accommodation. These are complemented by a well proportioned bathroom.

Externally, the property benefits from a single garage and a driveway, ensuring ample off-street parking. The large garden offers significant outdoor space, perfect for landscaping to individual preferences, creating a private oasis for relaxation or recreation. Conveniently located, the property is just 0.5 miles from Rickmansworth Aquadrome, providing easy access to beautiful green spaces and leisure activities.



## Key Features

- CHAIN FREE
- 3 bed detached
- Garage
- Driveway
- Large garden
- Project opportunity
- Downstairs WC
- Sun room
- Generously sized bedrooms
- 0.5 miles from Rickmansworth Aquadrome

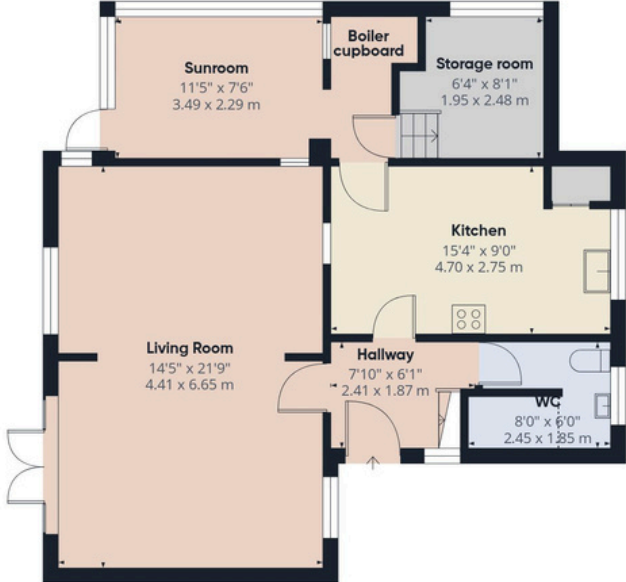




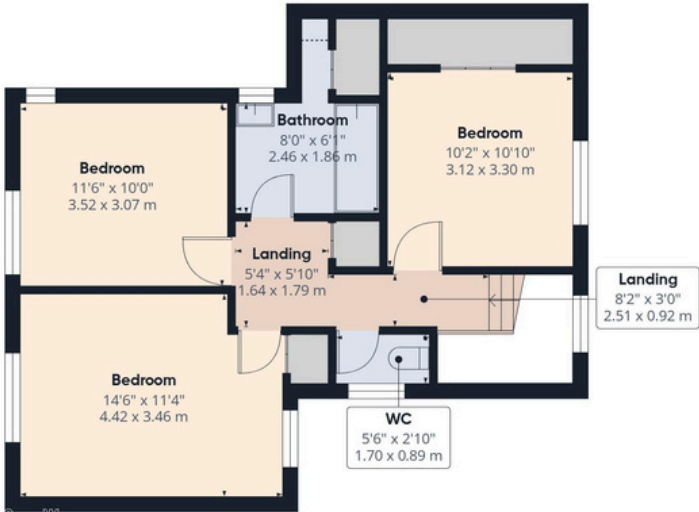
# Floorplan



Floor 0½



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1449 ft<sup>2</sup>  
 135 m<sup>2</sup>

**Reduced headroom**  
 19 ft<sup>2</sup>  
 1.7 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.

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# 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 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.

- 1 mile to Rickmansworth Station
- 0.8 miles to Rickmansworth High Street
- Nearest Motorway: 2.4 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: G
- Approximate floor area: 1,449 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

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