Ashleys, Rickmansworth

Offers Over **£500,000**

sewell & gardner

Council Tax Band: D

Tenure: Freehold

Property Type: Terraced House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Step inside to discover a thoughtfully updated interior, featuring a convenient downstairs W/C and a bright reception room, providing a welcoming space for relaxation and entertaining. The newly installed kitchen comes complete with valid warranties on all appliances, ensuring peace of mind for the new owners. Upstairs, you will find three well proportioned bedrooms, alongside a modern family bathroom.

Outside, the property benefits from a garden, perfect for outdoor enjoyment. Furthermore, an application has been approved for a dropped kerb, offering the potential for a dedicated parking space. This chain-free property is ready to welcome its new residents.

Please note, planning has been approved for a two storey end of terrace dwelling on the land to the left of the property, starting where the existing outbuilding is situated. For further information, please search application number 24/1231/FUL on the Three Rivers District Council website.

- Three bedroom family home
- Chain free
- Application approved for a dropped kerb to allow for a dedicated parking space
- Quiet cul-de-sac location
- Valid warranties on all kitchen appliances
- Newly renovated
- Downstairs WC
- Planning has been approved to build a two storey end of terrace dwelling on the land to the left of the property starting where the existing outbuilding is situated

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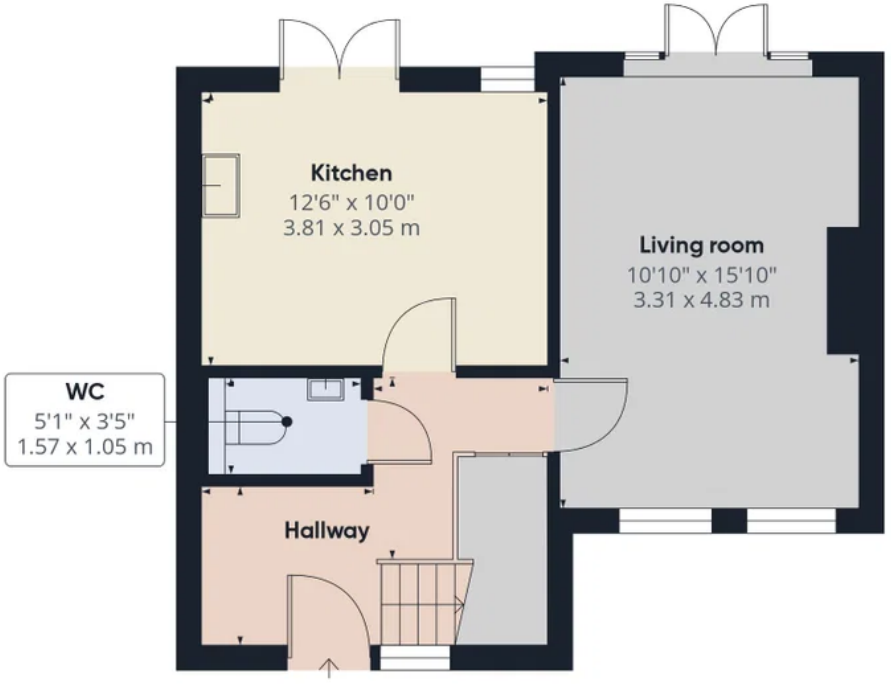
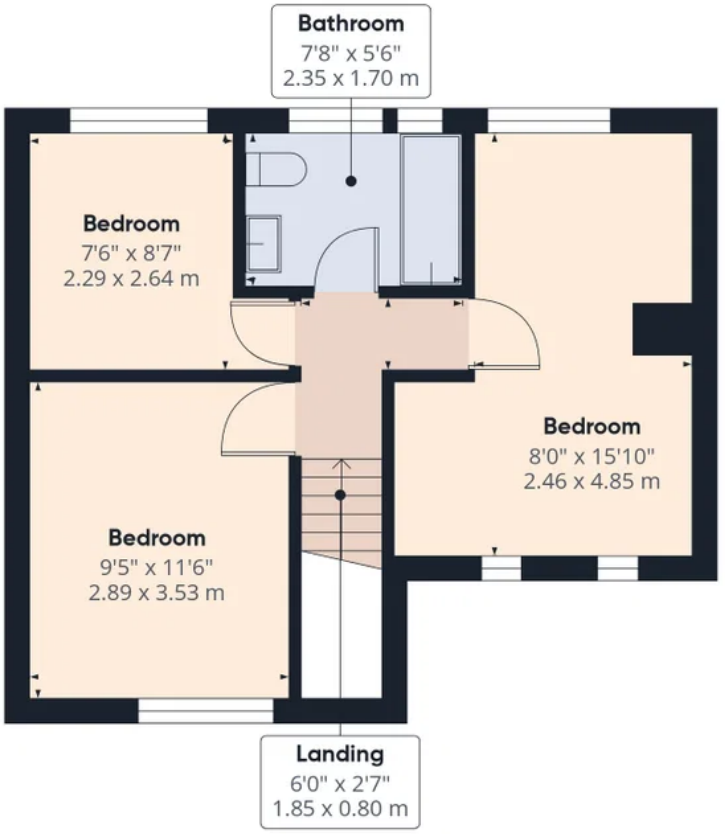


Floor 0



Floor 1

sewell & gardner

Approximate total area(1)

883 ft²

82 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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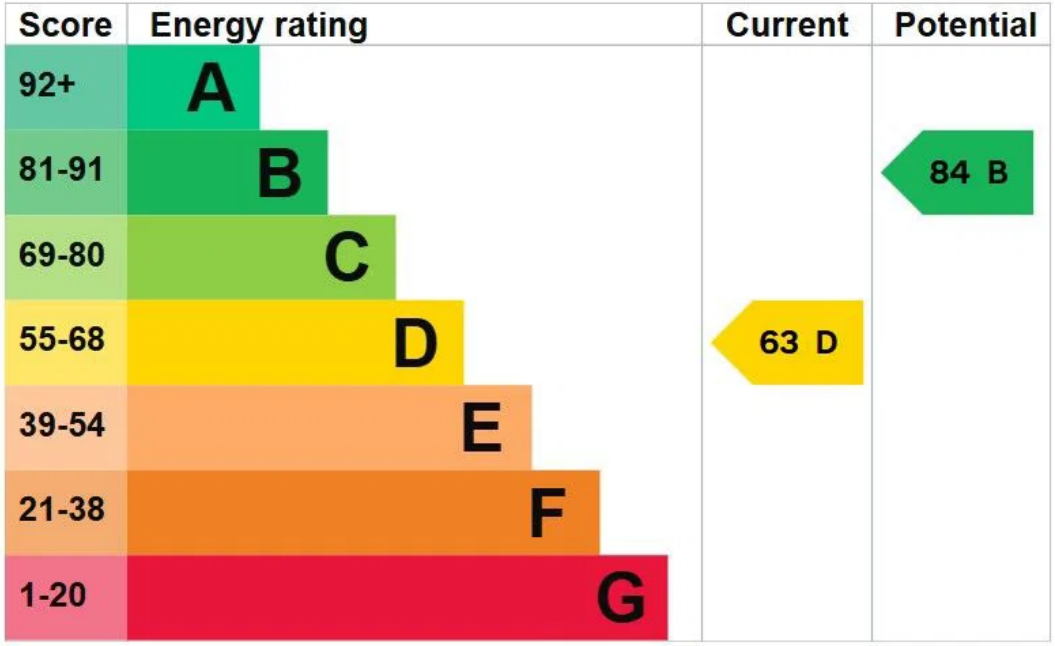
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
63 D
84 B

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.

The Property Ombudsman

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