



The Queens Drive, Mill End, Rickmansworth, WD3 8LS

Offers Over £650,000 Freehold



The property

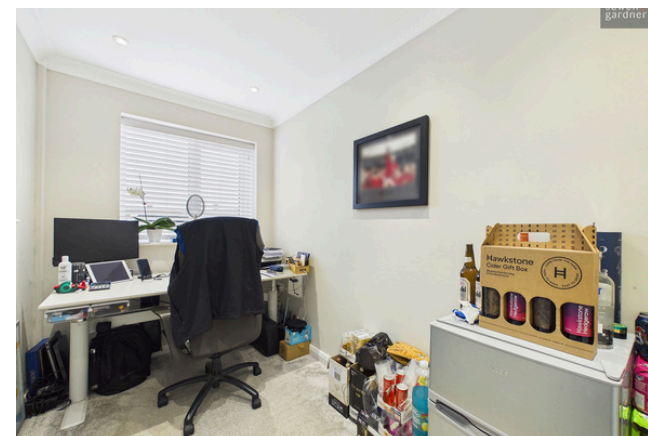
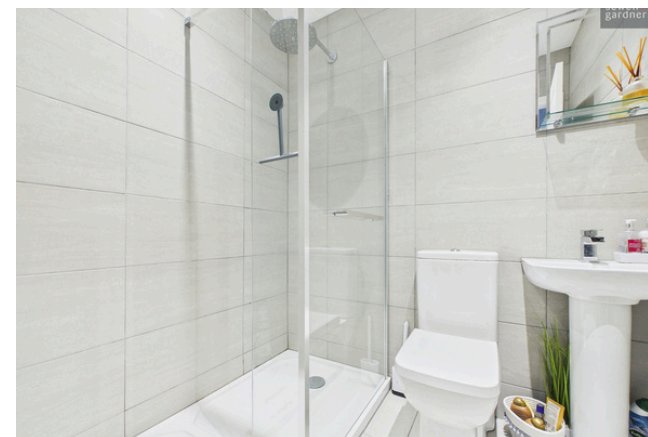
Located on The Queens Drive, this beautifully presented semi-detached home is offered to the market with a thoughtfully extended ground floor, ideal for modern family living.

You are welcomed into a charming porch, perfect for muddy shoes and coats, leading through to a bright hallway. The beautifully decorated living room features a stunning fireplace and opens into a spacious dining/living area. Bi-fold doors from the dining room flood the space with natural light and provide access to the garden.

The fully integrated kitchen is timeless in design, with shaker-style cabinetry and a striking central island. The ground floor also benefits from a convenient utility cupboard, a downstairs shower room and a versatile office.

Upstairs, the generous principal bedroom features built-in wardrobes, while two further well-sized bedrooms are filled with natural light. A fully tiled family bathroom completes the first floor.

Externally, the property offers a gorgeous low-maintenance garden with a lovely pond and large garden room, along with driveway parking to the front.







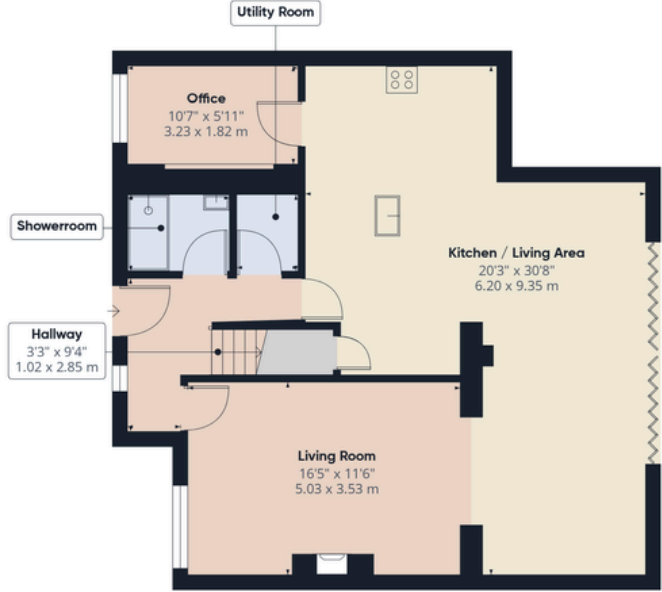
Key Features

- Three bedroom semi-detached home
- Thoughtfully extended ground floor
- Stunning living room with feature fireplace
- Beautifully presented throughout
- Open-plan dining and living area
- Fully integrated shaker-style kitchen with central island
- Downstairs shower room and utility cupboard
- Well-maintained rear garden with garden room
- Driveway parking
- Short drive to The Reach Free School

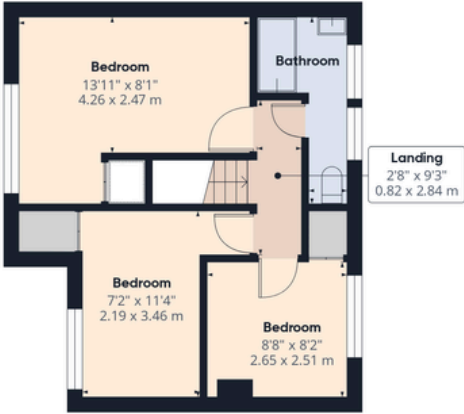




Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



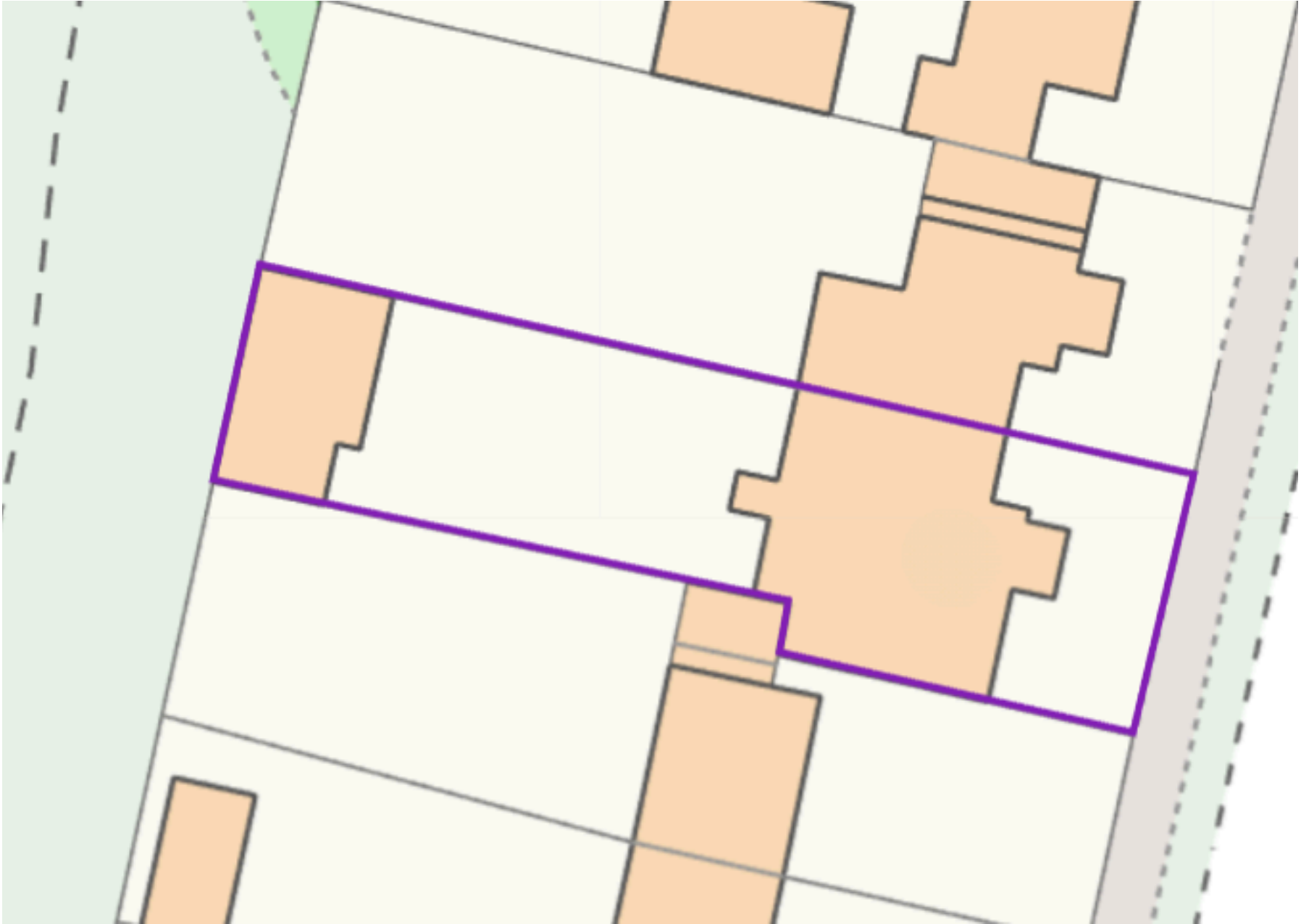
Approximate total area⁽¹⁾
1387 ft²
128.9 m²

(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.



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 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.

- 1.7 miles to Rickmansworth Station
- 1.7 miles to Rickmansworth High Street
- Nearest Motorway: 1.4 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 1387 sq ft

Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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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