



TWO BEDROOM FIRST FLOOR BALCONY MAISONETTE

Colne Mead, Rickmansworth, Hertfordshire, WD3 8DX

ROBSONS

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8DX

- KITCHEN
- RECEPTION ROOM
- BALCONY
- PRINCIPAL BEDROOM
- BEDROOM 2/DINING ROOM
- BATHROOM
- SEPARATE WC
- LARGE GARAGE
- GARDEN

Description

This two bedroom first floor maisonette has the added benefit of a large garage and a balcony overlooking the rear garden.

The property is entered via a front door to the side, which has stairs to the first floor. The kitchen has ample wall and base units, together with integrated appliances and a fitted cupboard. There is a bright and spacious lounge with a feature fireplace and patio doors to the balcony, which overlooks the rear garden.





The principal bedroom has fitted wardrobes and the second bedroom is currently used as a dining room. The property is completed by a bathroom, separate wc and an airing cupboard.

There is a storage cupboard by the front door and side access to the rear, providing access to the garage and the rear garden, which is mainly laid to lawn with shrubs and pretty borders.

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Tenure: Leasehold

Lease Length: 99 years from 24 June 1960

Service Charge: £12.00 pa

Ground Rent: N/A

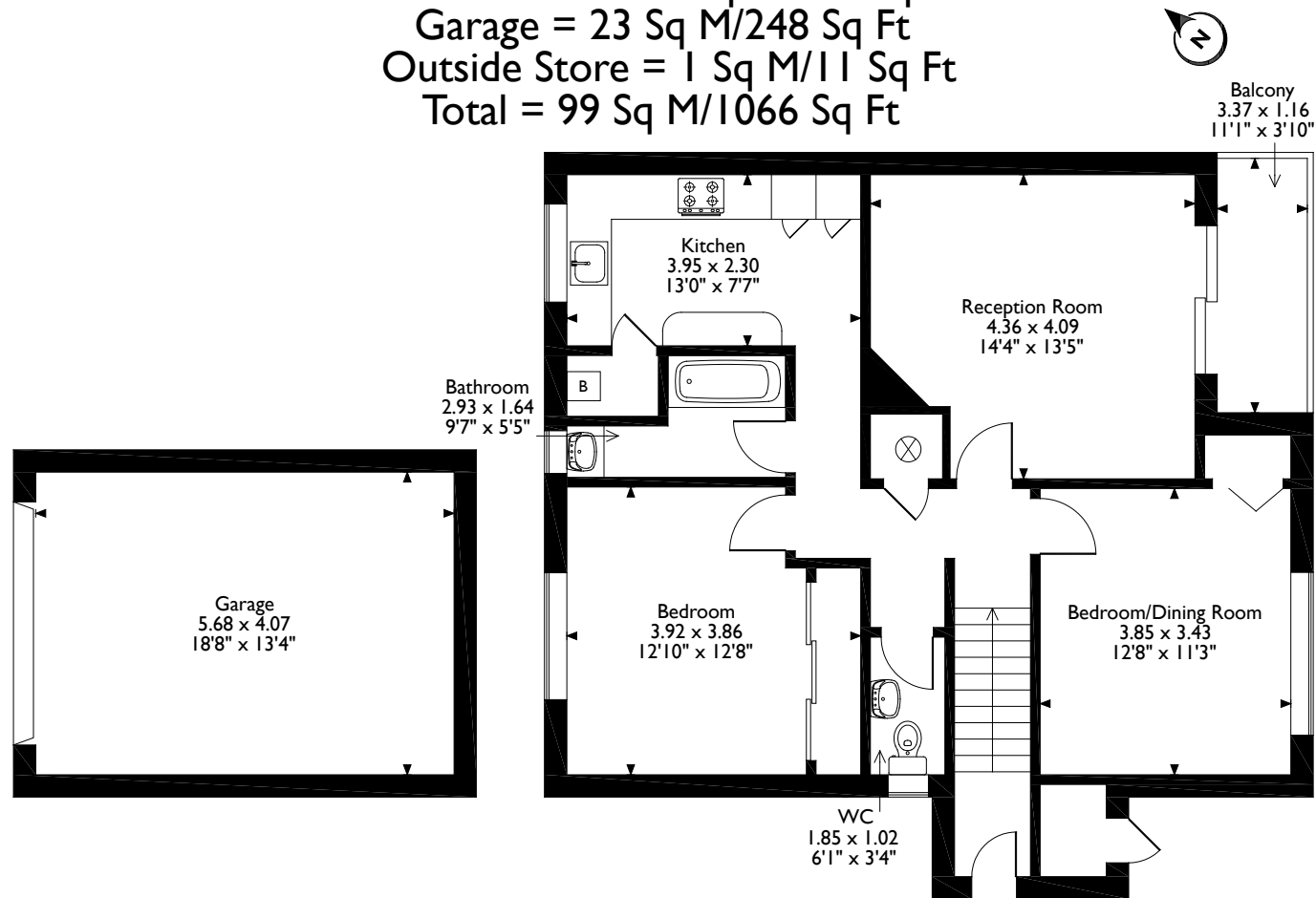
Local Authority: Three Rivers District Council

Council Tax: Band D

Energy Efficiency Rating: Band D



Colne Mead, Rickmansworth
 Approximate Gross Internal Area
 Main House = 75 Sq M/807 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Outside Store = 1 Sq M/11 Sq Ft
 Total = 99 Sq M/1066 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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