



18 Beauchamp Gardens, Rickmansworth, WD3 8EF
Guide Price: Offers over £529,000 Freehold

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About the property

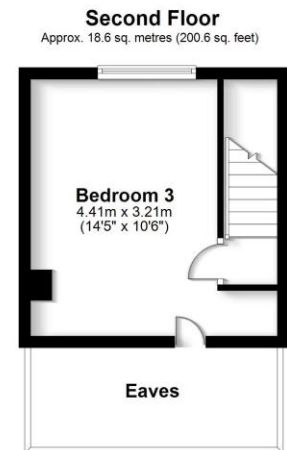
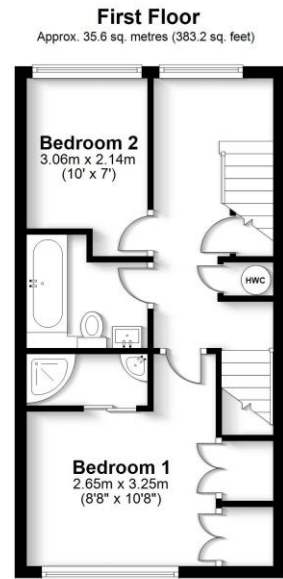
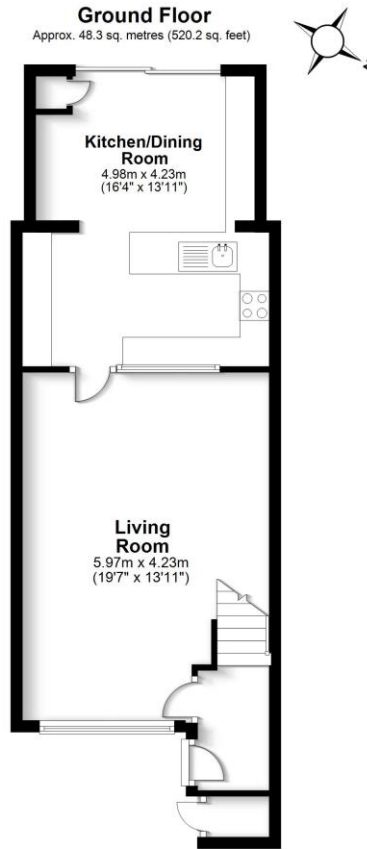
Ideal family home in popular location in Rickmansworth and close to local shops and amenities.

A well-presented 3-bedroom mid terrace house situated in a popular residential location in Rickmansworth. The accommodation comprises lounge/dining room, modern fitted kitchen/breakfast room, 3 double bedrooms (one with shower cubicle) and family bathroom. The property further benefits from rear garden, garage in block, gas central heating and double glazing throughout.

Available to view now.



- Three bedrooms
- Open plan kitchen/dining room
- Well-kept rear garden
- Close to transport links
- Close to local amenities
- Well presented



Total area: approx. 102.6 sq. metres (1104.0 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages & outbuildings. © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers Council
Council Tax: D
Approximate floor area: 1104 sqft
Tenure: Freehold

Nearest Station: 1.4 miles to Rickmansworth
Distance to Town Centre: 1.1 miles to Rickmansworth
Nearest Motorway: 1.7 miles to M25

Area Information

Rickmansworth is a thriving town where the hustle and bustle of daily life provides much of the town's exciting environment. With direct transport links into central London via the Metropolitan Line, Rickmansworth Station offers commuters a short 35 minute train journey into the capital. The town also features multiple bus routes into the surrounding areas. A short drive to the M25 motorway enables drivers to travel to Heathrow and Gatwick airports with ease.

At the heart of the town you will find a busy high street filled with a range of local businesses, from cafes like Cinnamon Square and Cafe Deli 122, to the popular Italian restaurant Maurizios. There are also a number of local pubs. The Coach and Horses, The Fox & Hounds and The Feathers to name a few, all offering a lively atmosphere with live music, great food and events through the year.

There are many primary, secondary and independent schools in the area such as Arnett Hills JMI, Royal Masonic School and Rickmansworth School Academy, making it a desirable area for families.

A popular location within the town is the Aquadrome. Covering 100 acres, including a local nature reserve, Batchworth and Bury Lakes, open grassland, areas of woodland, car parking, a café and a children's play area, this picturesque landscape caters for people of all ages. There are also several sports clubs around the town, rugby, tennis and golf to name a few.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 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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