



3 Shepherds Farm, Mill End, Rickmansworth, Hertfordshire, WD3 8JG

Offers in excess of £600,000 Freehold

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About the property

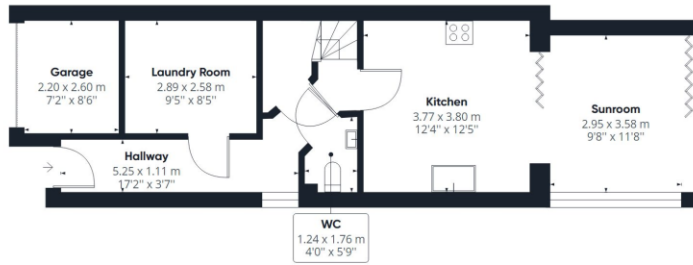
A well-presented three double bedroom townhouse built around 2009 and with the added benefit of an extension to the ground floor. The property is located within very easy reach of local shops and transport routes and there are also good schools close by. Internally the property comprises good size kitchen/breakfast room with doors leading into the extension/conservatory addition to the rear. There is also a guests WC and a large store room all on the ground floor. On the first floor you will find a good size lounge to the front, family bathroom and the main bedroom with en-suite shower room. There are two further double bedrooms and a "Jack and Jill" bathroom on the second floor. There is a well-kept rear garden and driveway parking to the rear. Call now to book a viewing.



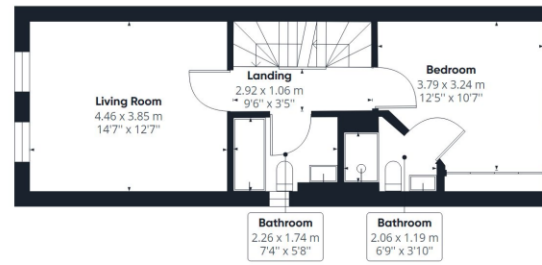
- Three double bedrooms
- Well presented throughout

- Spacious kitchen
- Driveway parking

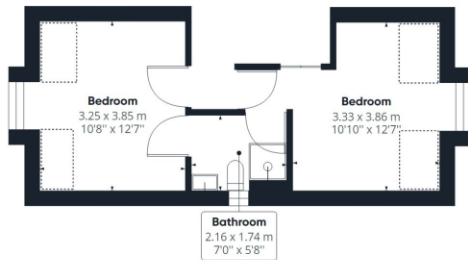
- Well maintained rear garden
- Close to good schools



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

125.47 m²
1350.56 ft²

Reduced headroom

4.39 m²
47.23 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Mill End is a popular place to live, due to it being so close to Rickmansworth which has an array of different shops, pubs and restaurants, within close proximity to the motorway and the Reach Free School. 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 Mill End and the surrounding areas. Situated only 1.6 miles to Junction 17 on the M25, enables drivers to travel to Heathrow and Gatwick airports with ease.

There are great scenic walks around Mill End, including a popular walk to Woodoaks Farm and also Rickmansworth, with the Aquadrome and Stocker's Lake Nature Reserve on your doorstep. The Aquadrome, covers 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, catering for people of all ages. There are also several sports clubs around the town, rugby, tennis and golf to name a few.

Local Authority: Three Rivers District
 Council Tax: Band F
 Approximate floor area: 1350.56 sq ft
 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

