



59 Church Lane, Rickmansworth, WD3 8PT
Guide Price: £400,000 Freehold

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About the property

A very well looked after two double bedroom cottage located in a popular road in Rickmansworth.

Internally you will find a lounge which opens into the dining room and has stairs rising to the first floor. The dining room provides access into the modern fitted kitchen which benefits from integrated appliances such as fridge/freezer, dishwasher and washing machine. On the first floor are two double bedrooms with the bathroom accessed via bedroom one.

To the rear of the property you will find a good sized garden with patio area and lawn. There are local schools within very easy reach including St Peters and Shepherd Primary School as well as shops and transport links.

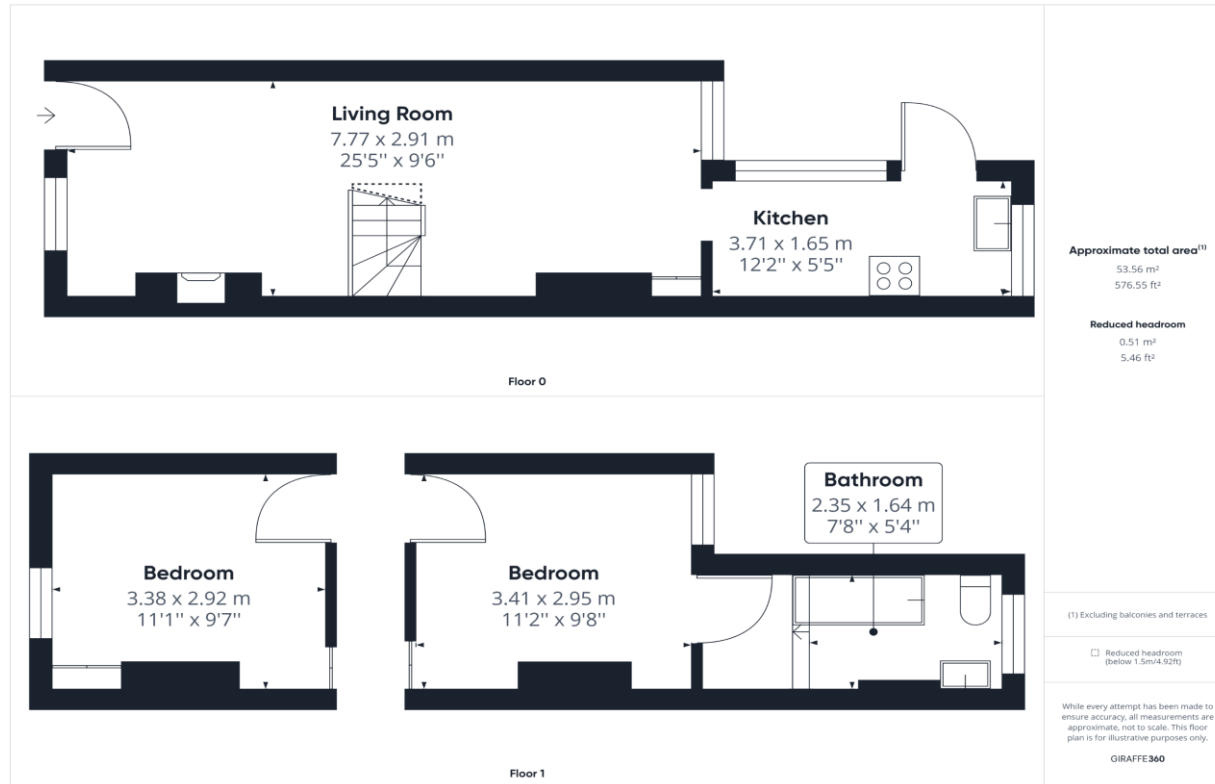
Call now to book a viewing.



- Terrace Cottage
- Two double bedrooms

- Modern kitchen
- Rear garden

- Two reception rooms
- Close to amenities



To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



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 such as Zaza's and Maurizio's 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.

Local Authority: Three Rivers Council

Council Tax: D

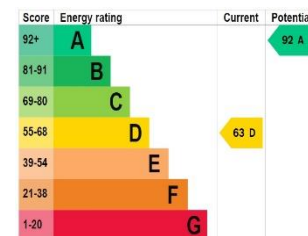
Approximate floor area: 576 sqft

Tenure: Freehold

Nearest Station: Rickmansworth Station, 1 mile

Distance to Town Centre: 0.9 miles to Rickmansworth

Nearest Motorway: 1.4 miles to M25



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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