



78 West Way, Rickmansworth, Hertfordshire, WD3 7EN

Guide Price £425,000 Leasehold

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# About the property

A two double bedroom duplex maisonette located in a popular residential road in Rickmansworth.

The property itself has been refurbished to a high standard and comprises a modern fitted kitchen, large living/dining room, modern shower room and two double bedrooms. There is also a private garden to the rear with patio area leading to lawn.

Located within less than a mile to both Rickmansworth Town Centre and Rickmansworth Station makes this ideal for those that need to commute on a regular basis.

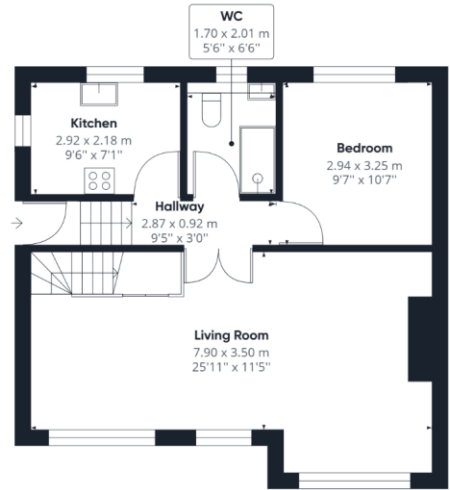
Call now to book a viewing.



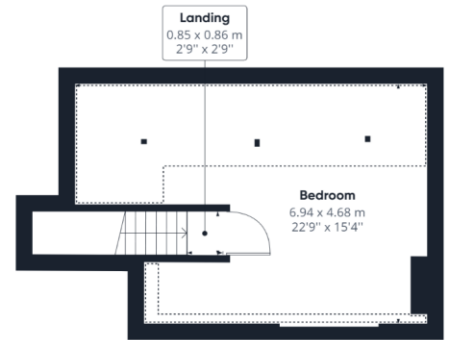
- Two double bedrooms
- Duplex

- Modern kitchen
- Private rear garden

- Close to transport links
- Well-presented throughout



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

83.25 m<sup>2</sup>  
896.06 ft<sup>2</sup>

**Reduced headroom**

13.61 m<sup>2</sup>  
146.54 ft<sup>2</sup>

(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.

**GIRAFFE360**

To view this property, contact us on-

T: 01923 776400 E: sales@sewellgardner.com

165-167 High Street, Rickmansworth, Hertfordshire, WD3 1AY



## 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.

Local Authority: Three Rivers District Council

Council Tax: Band C

Approximate floor area: 1042 sq ft

Tenure: Leasehold

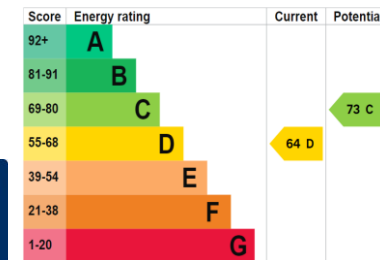
Service Charge: £350 per annum

Ground Rent: £10 per annum

Nearest Station: 0.8 miles to Rickmansworth

Distance to Town Centre: 0.6 miles to Rickmansworth

Nearest Motorway: 2.7 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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