



20 Church Lane, Rickmansworth, WD3 8HD
Guide price: £475,000 Freehold

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About the property

A beautifully presented three-bedroom character property situated in Church Lane, Rickmansworth, within 0.9 miles to Rickmansworth Town Centre and Metropolitan Line Station and close by to local amenities and excellent schooling.

The accommodation comprises living room, dining room with feature fireplace and fully fitted kitchen. To the first floor are two double bedrooms with family bathroom off the main and to the second floor is a third double bedroom with a shower room off the landing. The rear of the property offers an approximately 100ft garden with a newly installed garden room, unused outside toilet and brick cupboard.



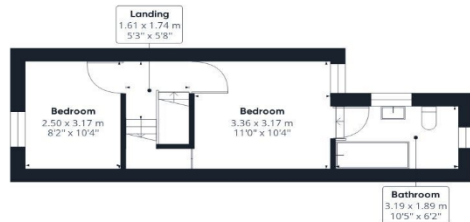
- Three bedrooms
- Two reception rooms

- Close to amenities
- Newly built garden room

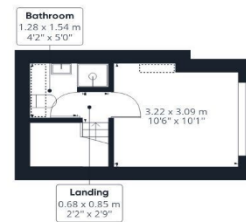
- On street parking
- Well presented throughout



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

86.07 m²
 926.42 ft²

Reduced headroom

0.78 m²
 8.34 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



Local Authority: Three Rivers Council
Council Tax: D
Approximate floor area: 769.10sqft
Tenure: Freehold

Nearest Station: Rickmansworth Station, 0.9 miles
Distance to Town Centre: 0.8 miles to Rickmansworth
Nearest Motorway: 1.5 miles to M25

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 Masala bowl 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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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