



45, Church Lane, Rickmansworth, Hertfordshire, WD3 8PT

Price: £600,000 Freehold

sewell &  
gardner

# About the property

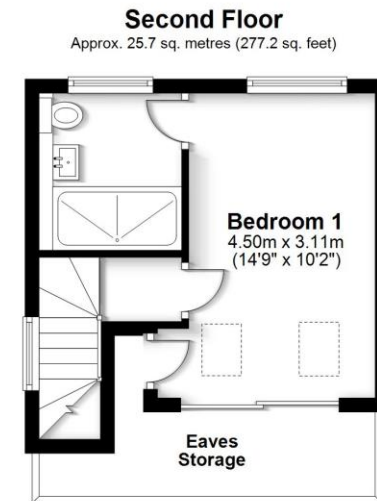
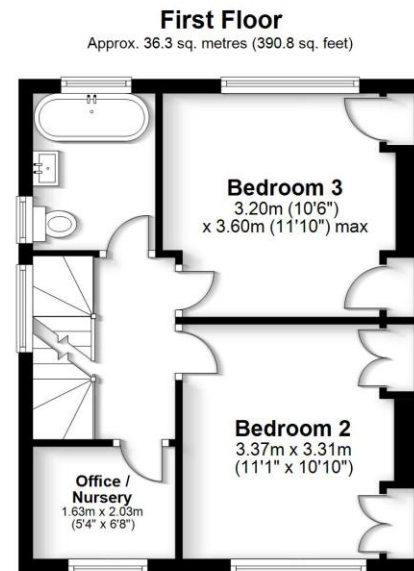
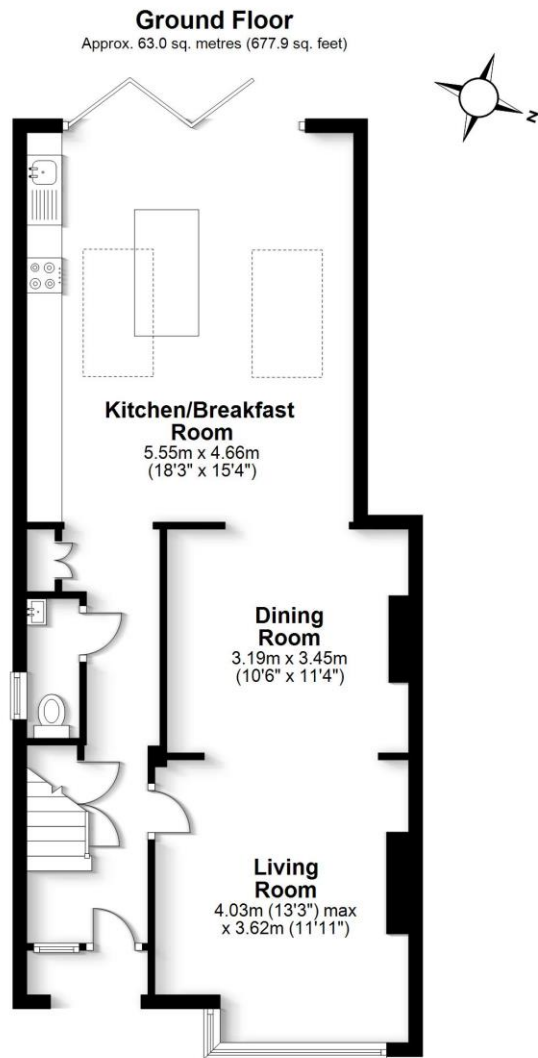
This beautifully presented semi-detached home comprises entrance hallway, living room with feature fireplace open plan to dining room, WC and stunning kitchen/diner with island and bi-fold doors leading out to the garden.

To the first floor are two double bedrooms, both with built in wardrobes, office/ bedroom 4 and family bathroom. To the second floor is a fantastic principal bedroom with ensuite.

To the rear of the property is a well-maintained South-West facing garden. The property is moments from excellent local schooling and amenities and just over a mile from Rickmansworth Metropolitan Line Station.



- Three/Four Bedrooms
- Beautiful condition through-out
- Close M25
- Close to excellent schools
- En-suite bathroom
- South-West facing garden



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and 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](mailto:sgsales@sewellgardner.com)

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

Council Tax: D

Approximate floor area: 1345.9 sq ft

Tenure: Freehold

Nearest Station: 1.2 miles to Rickmansworth station

Distance to Town Centre: 0.8 miles to Rickmansworth

Nearest Motorway: 1.4 miles to m25



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	61	
(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.

sewell &  
gardner