



73 Springwell Avenue, Mill End, Hertfordshire, WD3 8QD

OIEO: £430,000 Freehold

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## About the property

An excellent opportunity to purchase this 3 bedroom family home with huge potential to enhance and extend.

The property requires modernisation throughout and comprises enclosed entrance porch, living room, open plan kitchen diner conservatory and utility room along with covered access to the rear garden.

To the first floor are 2 double bedrooms, single bedroom, bathroom and separate WC.

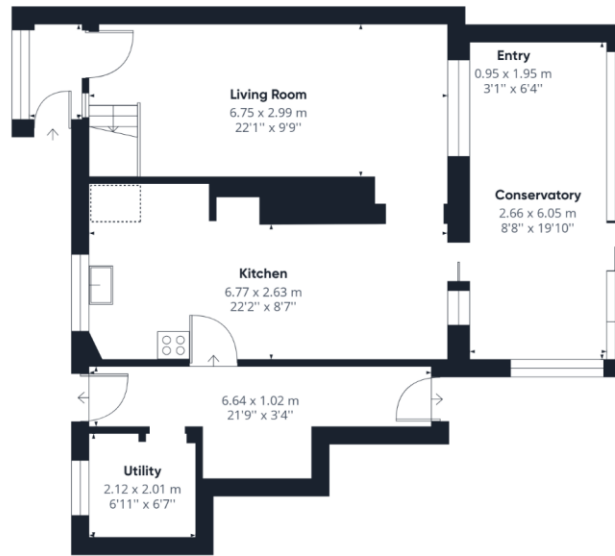
To the front of the property is driveway parking and to the rear is a South facing garden which backs onto local allotments.



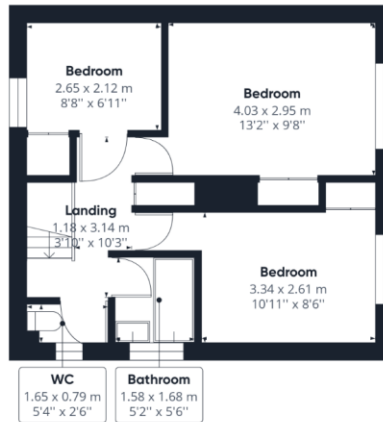
- Three bedrooms
- Driveway

- Close to M25
- South Facing Garden

- Conservatory
- Potential to extend STPP



Floor 0



Floor 1

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

111.84 m<sup>2</sup>  
1203.88 ft<sup>2</sup>

**Reduced headroom**

0.68 m<sup>2</sup>  
7.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

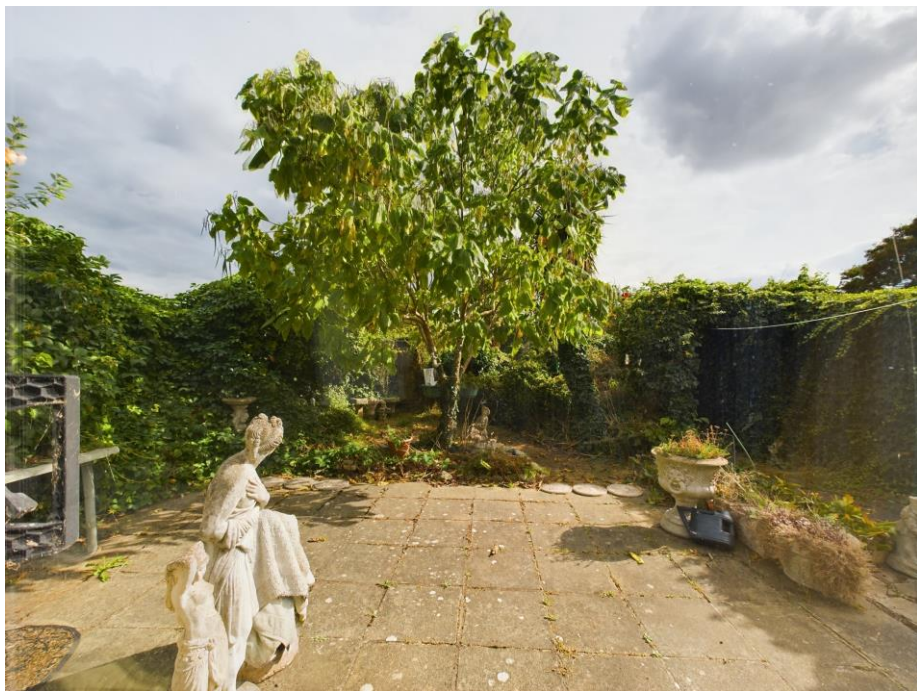
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

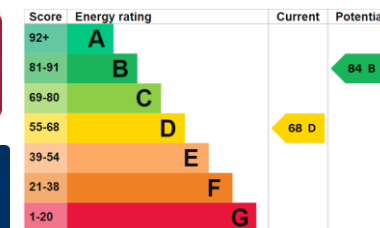
**Approximate floor area:** 1203.88 sq ft

**Tenure:** Freehold

**Nearest Station:** 1.3 miles to Rickmansworth station

**Distance to Town Centre:** 1.2 miles to Rickmansworth

**Nearest Motorway:** 1.6 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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