



4 Field Way, Rickmansworth, WD3 7EJ

Offers in excess of: £600,000 Freehold

sewell &  
gardner

# About the property

This property is situated in Field Way, a popular road close to local amenities. The accommodation comprises entrance porch, dual aspect living and dining area with doors leading to the garden, kitchen and WC.

To the first floor is principle bedroom with built in storage and ensuite, two further double bedrooms, single bedroom and family bathroom.

To the front of the property is driveway parking and a garage and to the rear is a well maintained, level garden.

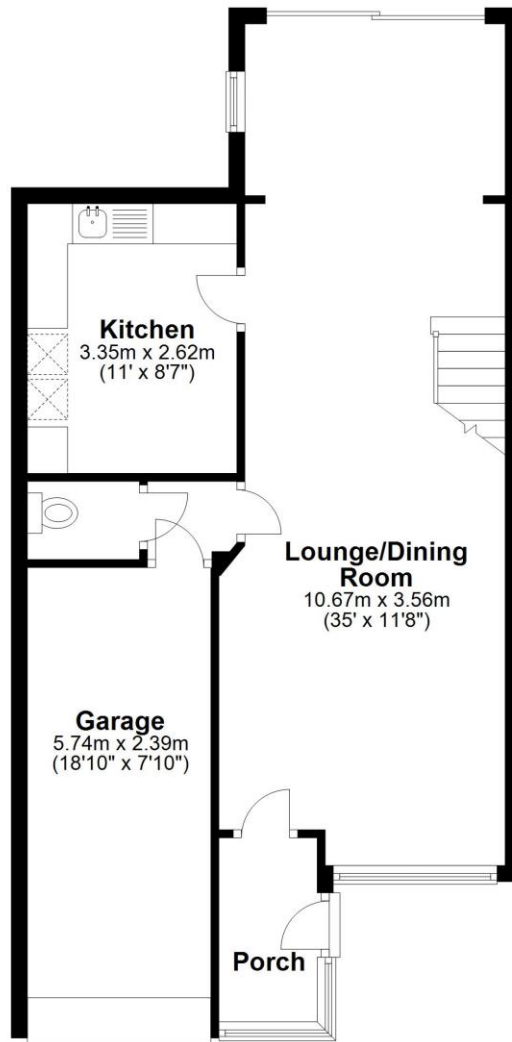
The property is close to excellent local schooling and within 0.8 miles of Rickmansworth Metropolitan Line Station.



- Four bedrooms
- Driveway
- No upper chain
- Garage
- Ideal family home
- Close to transport links

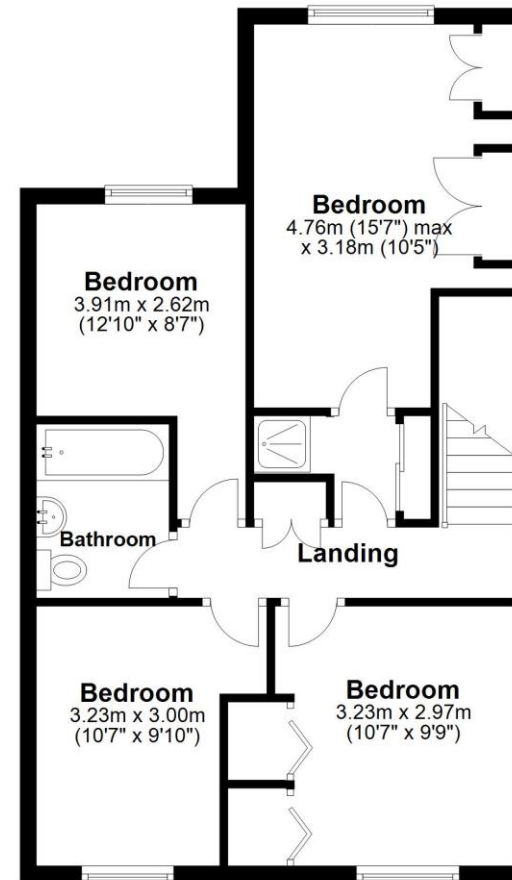
### Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



### First Floor

Approx. 53.6 sq. metres (577.5 sq. feet)



Total area: approx. 117.4 sq. metres (1263.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
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

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 Atria shopping centre is 15 minutes by car.

Local Authority: Three Rivers District Council

Council Tax: E

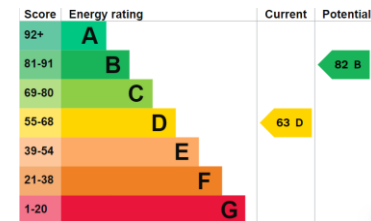
Approximate floor area: 1263.6sq ft

Tenure: Freehold

Nearest Station: 0.8 miles to Rickmansworth station

Distance to Town Centre: 0.7 miles to Rickmansworth

Nearest Motorway: 1.5 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.

sewell &  
gardner