



48 Rickmansworth Road, Watford, WD18 7HT

Offers in excess of: £1,000,000 Freehold

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About the property

This stunning family home is arranged over four floors and provides very versatile living accommodation throughout.

The property has been in the same family for over 40yrs and has been loving looked after in that time.

You are welcomed into the property with a large entrance hall with doors leading to all rooms. There is also a door leading down to the basement which is currently used for storage. To the front is a large dining room with solid wood flooring, to the rear a good size lounge leading into a large conservatory addition which leads directly into the garden and benefits from bamboo flooring. You will also find a guests WC, breakfast room and kitchen.

On the first floor are four double bedrooms and a family bathroom and there are two further double bedrooms with a further bathroom located on the second floor. Externally you will find a driveway leading to a garage to the front and to the rear a very well kept garden which is mainly paved with solid York stone paving, a large pond and flower and shrub borders.

Call now to book a viewing.



- Edwardian detached house
- Six bedrooms
- Garage
- Close to Watford Grammar Schools
- Close to transport links
- Driveway



To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Watford Borough Council
Council Tax: G
Approximate floor area: 3091.9 sq ft
Tenure: Freehold

Nearest Station: 0.4 miles to Watford Underground Station
Distance to Town Centre: 0.9 miles to Atria Shopping Centre
Nearest Motorway: 2.9 miles to M25

Area Information

Watford Town Centre is transforming, with the redevelopment of the Atria Shopping Centre creating extra retail space, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	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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