



37 Pheasants Way, Rickmansworth, Hertfordshire, WD3 7EX

Price: £1,225,000

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About the property

A wonderful opportunity to purchase a good size chalet bungalow located on the ever popular Cedars estate in Rickmansworth.

The property is offered to the market in very good condition throughout and has been extended to provide versatile living accommodation throughout.

On the ground floor you will find a front reception room, double bedroom, dining room, open plan kitchen/family room to the rear, utility room and guests shower room. On the first floor there are three double bedrooms with the primary benefitting from an en-suite shower room, a further single bedroom which is currently used as an office and a further family bathroom. Externally there is a driveway to the front for a number of vehicles and to the rear a very well kept and landscaped garden with a raised patio area leading to lawn with feature walled flower bed. There is also a brick outbuilding with power and a log cabin to the rear also with power. Call now to book a viewing.



- Five bedrooms
- Driveway

- No upper chain
- Garage

- Ideal family home
- Close to transport links

To the front of the property is a paved driveway, providing parking for several cars.

The South West facing garden is perfect for enjoying the sun. It has been landscaped by the current owner and is beautifully maintained. The property benefits from gated access to both sides as well as the rear.

The patio area boasts a built-in barbeque with double stairs leading to a perfect entertaining space and onto the lawn area. There is plenty of opportunity for planting in the raised flower beds.

Close to the house is a detached building, perfect for an at home office or gym. Towards the rear of the garden is a spacious log cabin and further on is the detached garage, with vehicular access via a gated driveway. All of the outbuildings are provided with electricity and a viewing is highly recommended to appreciate the accommodation on offer.



To view this property, contact us on-

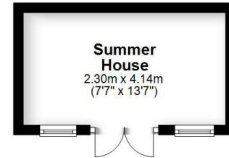
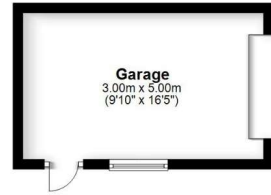
T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



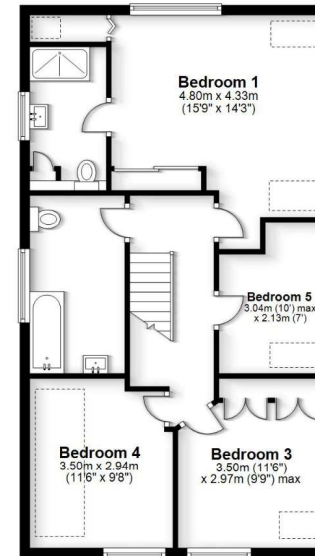
Ground Floor

Approx. 131.0 sq. metres (1409.7 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 197.1 sq. metres (2121.1 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.

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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: F

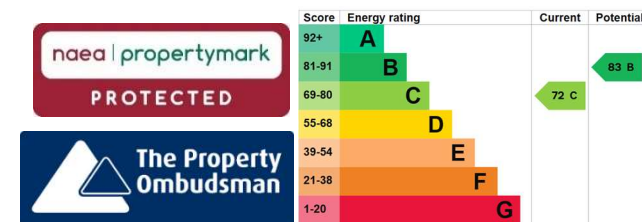
Approximate floor area: 2121sqft

Tenure: Freehold

Nearest Station: 1 mile to Rickmansworth station

Distance to Town Centre: 0.8 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 and Meridian Mortgages and receive an average referral income of £260.00 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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