



13 Heron Close, Rickmansworth, WD3 1NF

Guide price: £835,000 Freehold

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About the property

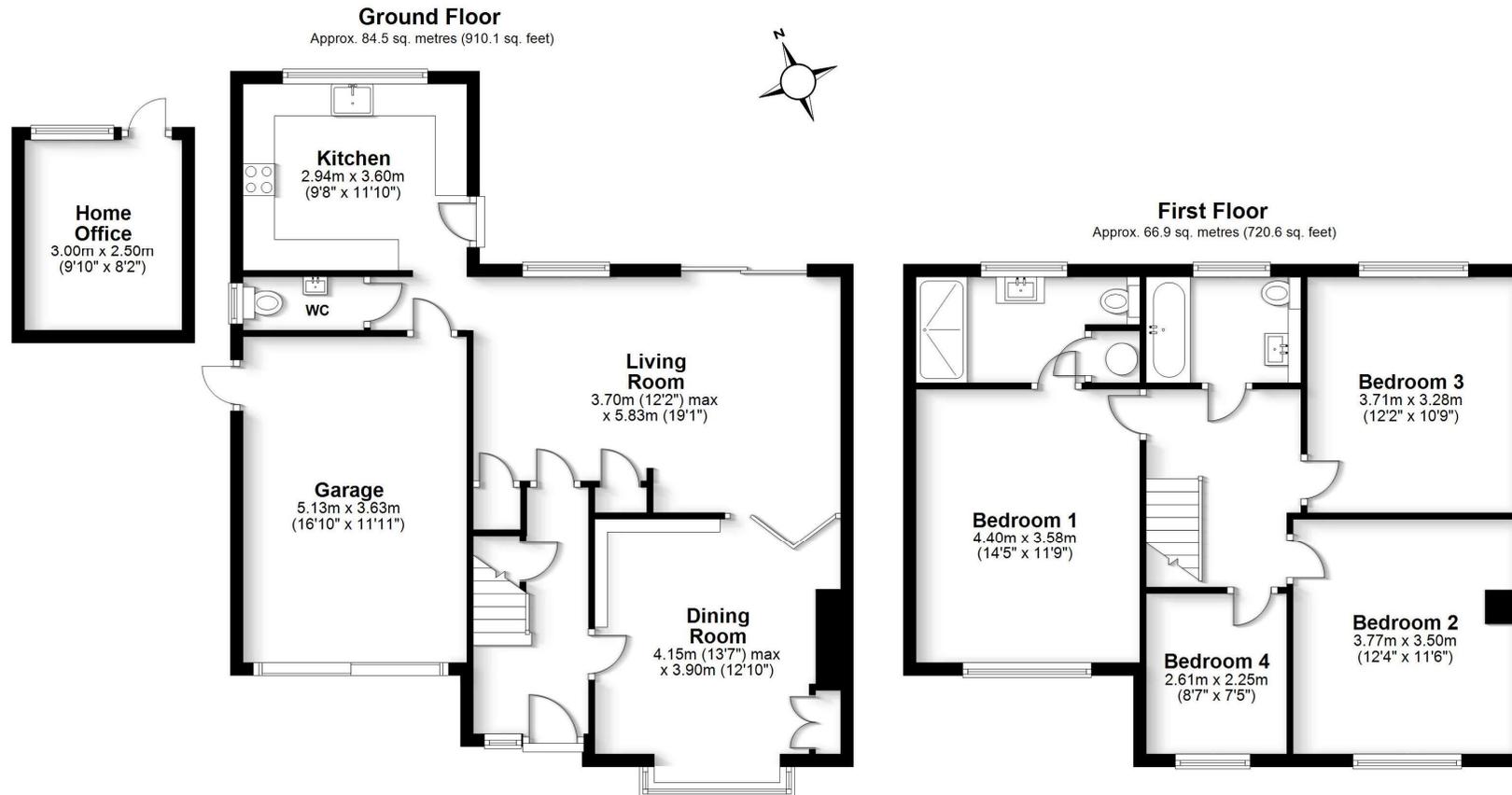
This 4 bedroom, semi-detached home is situated in this popular residential location, within 1 mile of Rickmansworth Metropolitan Line Station.

The property which is well presented throughout, comprises of entrance hallway, dining room with doors leading through to spacious living room, modern kitchen, WC and integral garage. Upstairs the generous landing leads to the principal bedroom with ensuite, 2 further double bedrooms, single bedroom and family bathroom. To the rear of the property is a well maintained, spacious garden with home office backing on the Grand Union Canal and to the front is driveway parking.

Heron Close is a quiet cul-de-sac situated close by the excellent local schooling and amenities.



- Borders the Grand Union canal
- Spacious garden
- Four double bedrooms
- Ensuite to family bedroom
- Modern kitchen
- Two spacious reception rooms



Total area: approx. 151.5 sq. metres (1630.6 sq. feet)

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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-

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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 is a 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 are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

Local Authority: Three Rivers District Council

Council Tax: E

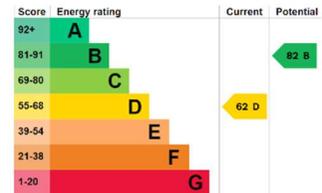
Approximate floor area: 1630.6 sq ft

Tenure: Freehold

Nearest Station: 1.4 miles to Rickmansworth

Distance to Town Centre: 1.1 miles to Watford

Nearest Motorway: 2.7 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 £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we take a referral fee of up to £300 plus one of our directors does have a vested interest in the business. 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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