



30 Orchard Way, Rickmansworth, WD3 8HZ

Guide price: £450,000 Freehold

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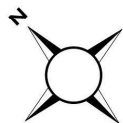
# About the property

This property is offered to the market with no upper chain and comprises entrance hallway, living room, dining room with doors leading out to the garden and kitchen.

To the first floor the landing leads to spacious principle bedroom, second double bedroom and family bathroom. The property benefits from driveway parking and an integral garage as well as a good sized rear garden. There is plenty of potential to enhance and extend subject to the usual permissions.

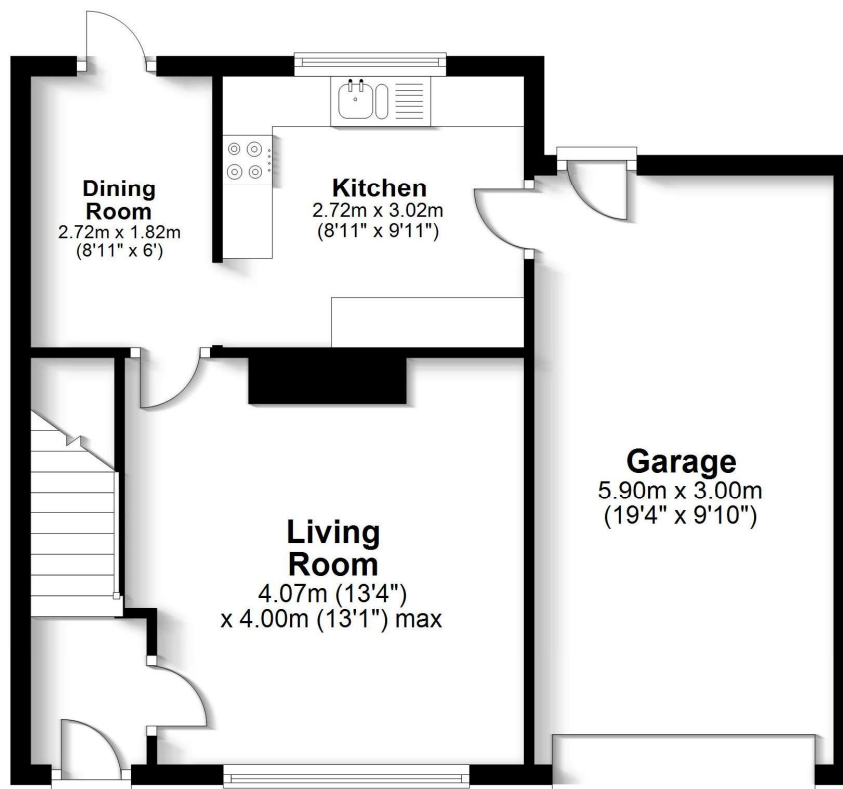


- Two double bedrooms
- No upper chain
- Driveway parking and garage
- Private rear garden
- Good condition throughout
- Close to local amenities



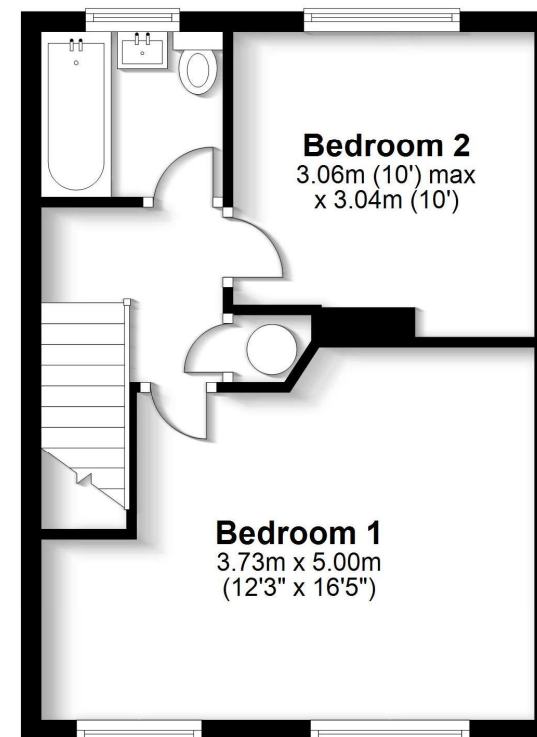
## Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 86.5 sq. metres (931.0 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 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 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.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

Local Authority: Three Rivers District Council

Council Tax: C

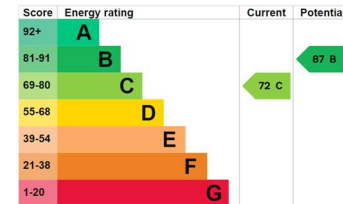
Approximate floor area: 931 sq ft

Tenure: Freehold

Nearest Station: 1.3 miles to Rickmansworth

Distance to Town Centre: 1.2 miles to Rickmansworth

Nearest Motorway: 2 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.

