



24 Middleton Road, Rickmansworth, Hertfordshire, WD3 8JE

Guide price: £250,000 Leasehold

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About the property

Located in Rickmansworth is this recently renovated one bedroom Maisonette, with a good sized garden.

The property comprises of an entrance hallway, good sized double bedroom to the front of the property and to the rear, living and dining space which leads to the kitchen and doors out into the garden.

The property is ideally located close to local shops, Rickmansworth train station and the M25. There is also the bonus of one driveway parking space.

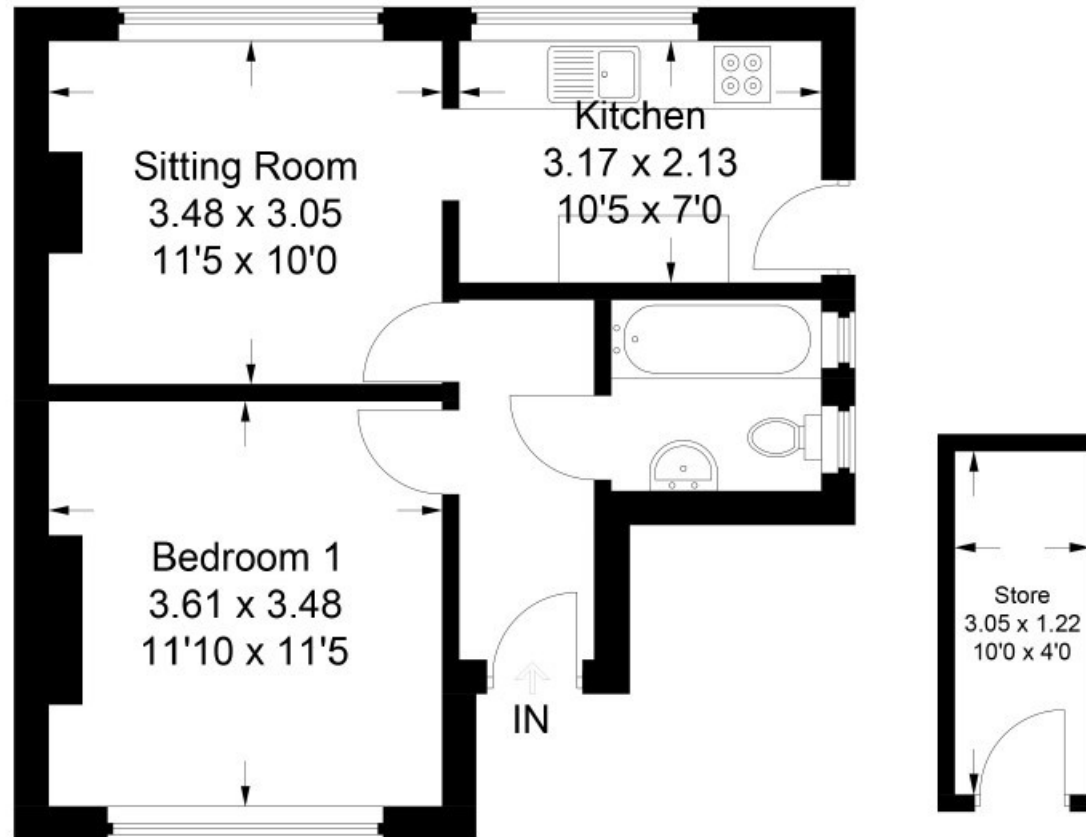


- One bedroom
- Recently renovated

- Close to town centre
- Well-kept rear garden

- Close to transport links
- Driveway parking

Approximate Gross Internal Area
39.5 sq m / 425 sq ft
Store = 3.7 sq m / 40 sq ft
Total = 43.2 sq m / 465 sq ft



Ground Floor

The following details have been prepared in good faith, they are not intended to constitute part of an offer of contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services, appliances or facilities are in good working order.

Any measurements of distances referred to herein are approximate only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council
 Council Tax: B
 Approximate floor area: 425 sq ft
 Tenure: Leasehold

Nearest Station: 1.5 miles to Rickmansworth
 Distance to Town Centre: 1.2 miles to Rickmansworth
 Nearest Motorway: 1.8 miles to M25

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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