



**AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM FAMILY HOME**

Springwell Avenue, Mill End, Rickmansworth, WD3 8DL



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**WELL PRESENTED THROUGHOUT • GUEST WC  
• CONTEMPORARY KITCHEN/DINING/LIVING  
ROOM • TWO DOUBLE BEDROOMS •  
THREE-PIECE FAMILY BATHROOM •  
ATTRACTIVE REAR GARDEN • OFF-STREET  
PARKING FOR TWO CARS • LARGE LOFT  
SPACE FOR STORAGE • CLOSE TO LOCAL  
SHOPS & SCHOOLS**

### Description

A stylish two double bedroom, contemporary home offering an attractive rear garden and off-street parking for two cars, ideally situated within easy reach of amenities and a choice of local schools.

The property comprises an entrance hallway with a guest WC and stairs to the first floor. There is an open-plan kitchen/dining/living room with the added benefit of an understairs snug/study area, and access to the garden. The kitchen features a range of modern, white gloss units with plenty of storage space and integrated appliances.





To the first floor there are two generous double bedrooms with one boasting fitted wardrobes, and a three-piece family bathroom.

Further benefits include a well-presented rear garden that is laid to lawn with a patio area, off-street parking for two cars at the front of the property and ample storage space in the loft.

### **Location**

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junctions 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages.

Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water-skiing.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: Band D

Energy Efficiency Rating: C



Approximate Gross Internal Area  
Ground Floor = 36.6 sq m / 394 sq ft  
First Floor = 28.7 sq m / 309 sq ft  
Total = 65.3 sq m / 703 sq ft

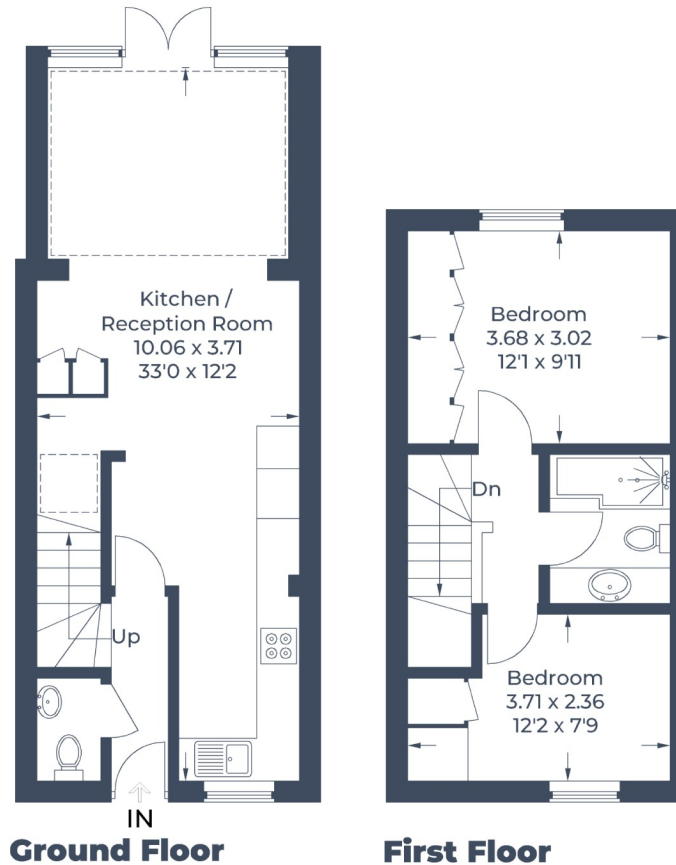


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