



The Willows, Mill End, Rickmansworth, Hertfordshire

Guide price: £315,000 Leasehold

sewell &
gardner

About the property

This charming first floor maisonette boasts two generously sized double bedrooms and a spacious living room making it ideal for comfortable living. The property offers stunning views, creating a relaxing atmosphere. Residents will benefit from a designated parking space together with ample visitor parking.

This home is perfect for those seeking a blend of comfort, convenience, and beautiful surroundings.

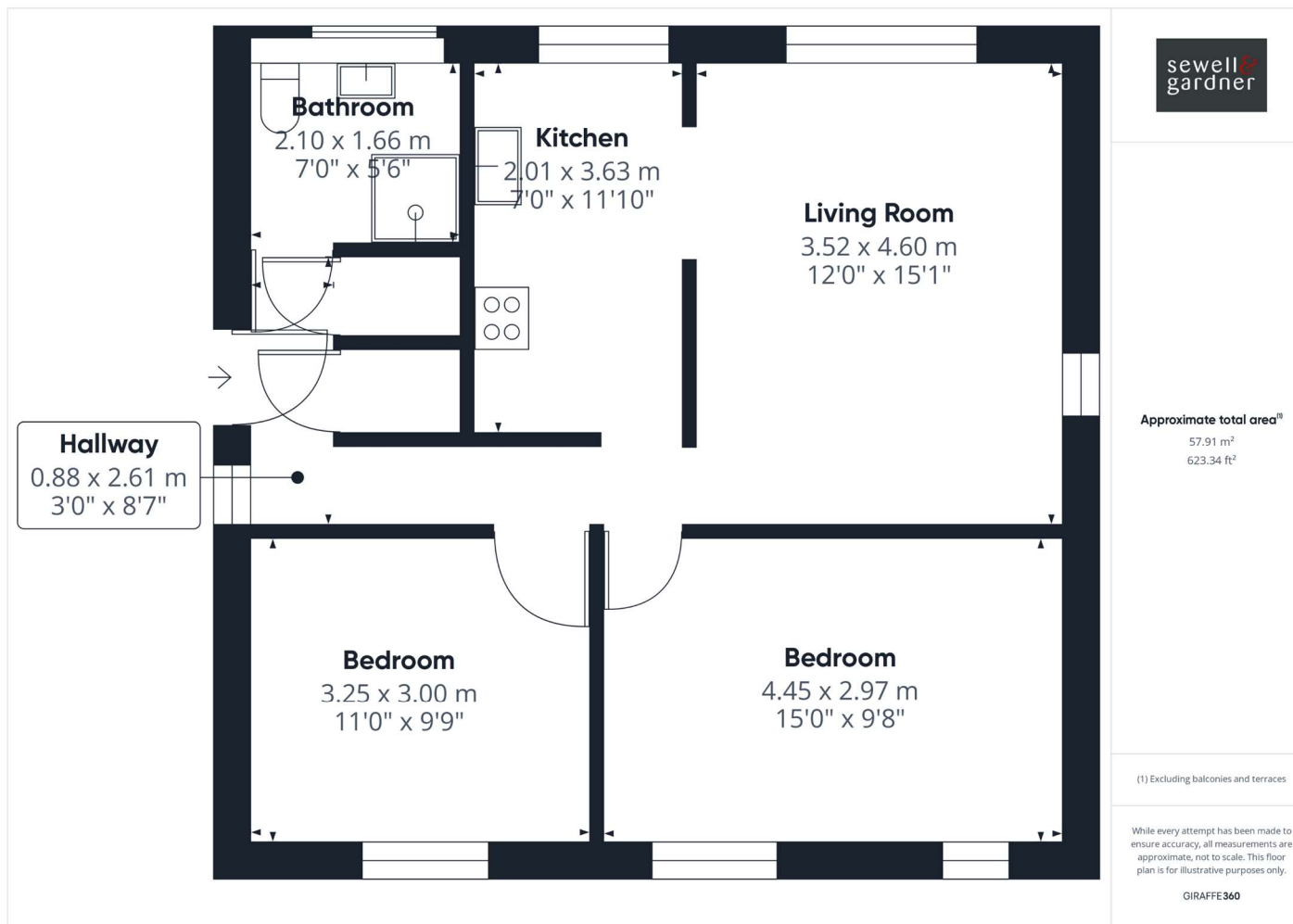
Additionally, the property is available with no upper chain.



- First floor maisonette
- Two double bedrooms

- Stunning views
- Residents parking

- Wet room
- No upper chain



To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

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 a multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a Waitrose. Restaurants such as Zaza's are available as well as gastro pub dining including the Feathers. 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: D

Approximate floor area: 623 sq ft

Tenure: Leasehold

Nearest Station: 1.4 miles to Rickmansworth

Distance to Town Centre: 1.2 miles to Rickmansworth

Nearest Motorway: 1.1 miles to M25



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

sewell &
gardner