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you to **sell** or **let** your property?
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Temptation comes in many forms...



Rickmansworth

GUIDE PRICE £525,000

Rickmansworth

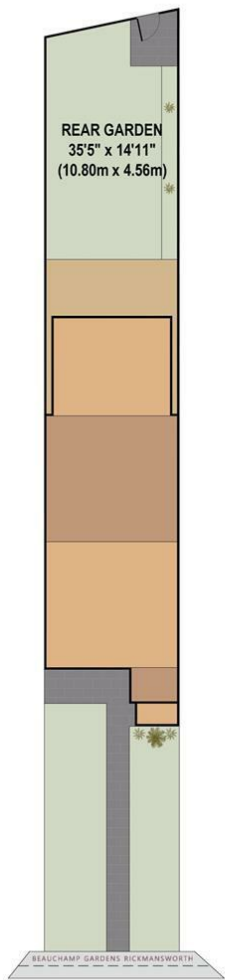
GUIDE PRICE

£525,000

A bright and spacious three-bedroom mid-terraced house situated in a popular residential location in Rickmansworth, benefiting from a lovely southerly-facing rear garden, open plan kitchen/dining room and single garage located in a separate block.



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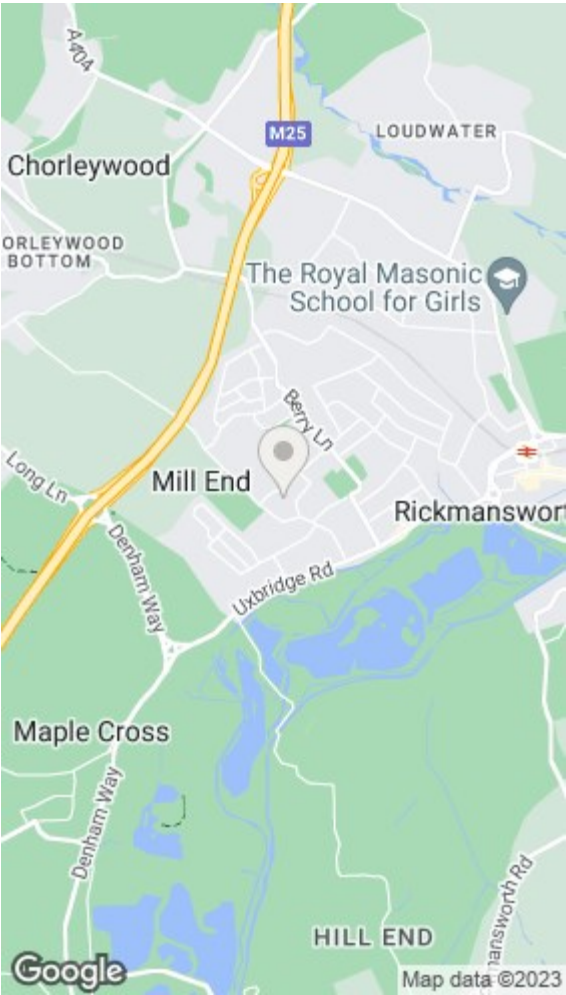
BEAUCHAMP GARDENS RICKMANSWORTH

Approximate Gross Internal Floor Area
925 sq. ft / 85.94 sq. m (Including Outbuilding)
917 sq. ft / 85.26 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Tastefully designed
three bedroom family
home



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Ground Floor

A spacious hallway with stairs rising to the first-floor accommodation. The entrance hall has doors opening into the living room leading to the kitchen/dining room. The spacious living room has a large window providing plenty of light to the room. The kitchen/dining room is beautifully fitted and is undoubtedly the feature of the property with double-glazed bi-folding doors opening out to a cozy southerly-facing rear garden.

First Floor

Stairs lead up to a landing area that has doors leading to all three bedrooms and the family bathroom on the first floor. The main bedroom has a fitted cupboard and overlooks the front of the house, whilst bedroom two and bedroom three face the rear of the house overlooking the rear garden. All bedrooms are serviced by the beautifully finished family bathroom, which includes a bath with overhead shower, w/c, and washbasin.

Outside

This private fully enclosed southerly facing garden has a good size patio area directly to the back of the house leading to the main garden area with bespoke artificial lawn perfect for entertaining or space to enjoy the outdoors. The property also benefits from having a single garage located in a separate block within the cul de sac.

The Location

Mill Way is located in Mill End, close to the area's local amenities and is within walking distance to The Reach Free Secondary School. The property is conveniently access to the wider road network and is easily accessible to Rickmansworth town centre.

Rickmansworth - On Your Doorstep
Rickmansworth town centre has a wide range of shops, coffee houses, restaurants and supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at junctions 17 and 18. 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.

Tenure: Freehold
Local Authority: Three Rivers District Council

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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