

The Willows, Rickmansworth, Hertfordshire, WD3 8YY



£335,000 Leasehold

2 Bedroom First Floor Maisonette

A most spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE, with stunning views over the River Colne.

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- BATHROOM SUITE
- MAISONETTE
- PARKING
- SPACIOUS LIVING ROOM
- GARAGE
- STUNNING VIEWS
- STORAGE CUPBOARD

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This property benefits from two large double bedrooms, a modern kitchen and a spacious living/dining room. There is also a three-piece family bathroom suite as well as a large entrance hall with storage cupboard.

Externally there is ample residents parking as well as the exclusive use of a garage. There is a vast amount of communal grounds that backs onto the stunning River Colne.

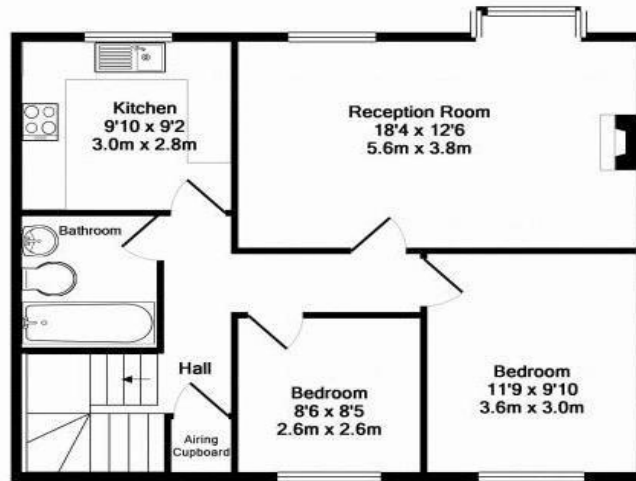
Situated in this attractive position in this small, private cul-de-sac, conveniently located off the Uxbridge Road and serviced by local bus routes and shopping parades. Approximately one mile west from Rickmansworth town centre and Metropolitan/Chiltern Line station. The M25 at Junction 17 is a few minutes' drive from the property.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2081.83 (2023-2024)
- Approx. Floor Area: 893 Sq ft / 83.0 Sqm
- Lease Remaining: **TBC**
- Annual Service Charge and Review: **TBC**
- Annual Ground Rent and Review: **TBC**
- Nearest Station: 1.2 miles Rickmansworth Station – Metropolitan/Chiltern Line

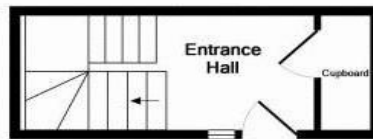
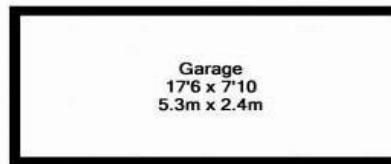


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1st Floor  
 Approx. Floor  
 Area 60.5 Sq.M.  
 (652 Sq.Ft.)



Ground Floor  
 Approx. Floor  
 Area 22.5 Sq.M.  
 (242 Sq.Ft.)

Total Approx. Floor Area 83.0 Sq.M. (893 Sq.Ft.)

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

