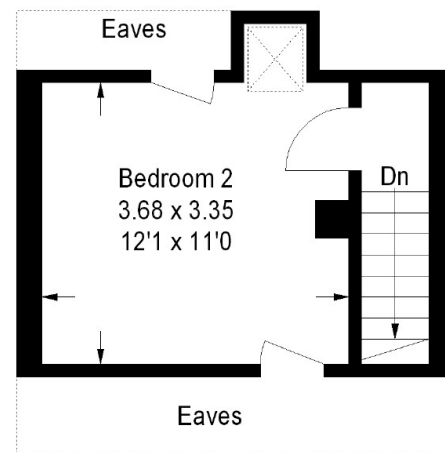
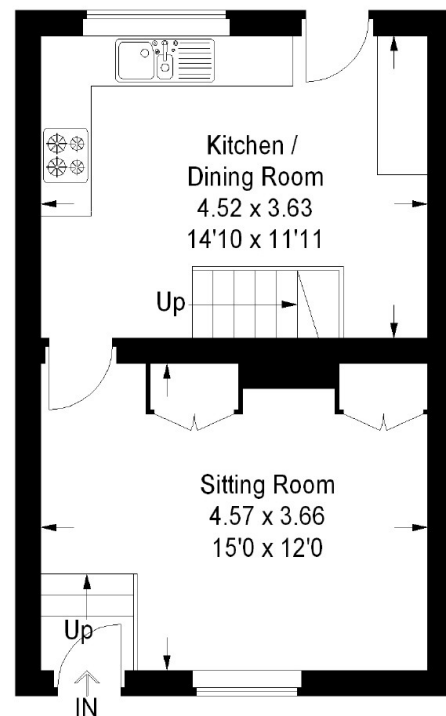


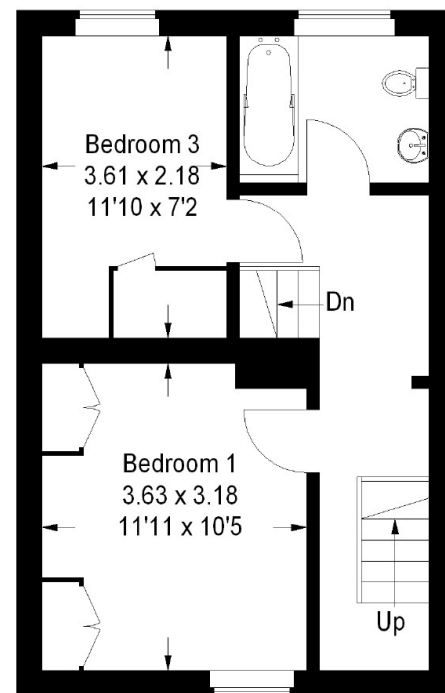
Approximate Gross Internal Area  
 Ground Floor = 35.1 sq m / 378 sq ft  
 First Floor = 34.7 sq m / 374 sq ft  
 Second Floor = 15.9 sq m / 171 sq ft  
 Total = 85.7 sq m / 923 sq ft



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced for Sewell & Gardner



Uxbridge Road, Rickmansworth, WD3 7DQ

**£485,000 Freehold**

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

[www.sewellgardner.com](http://www.sewellgardner.com)



Rickmansworth Sales Office • 165-167 High Street WD3 1AY • 01923 776400  
 Chorleywood Sales Office • 22b Lower Road WD3 5LH • 01923 285886  
 Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505  
 Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

## sewell & gardner

- 3 double bedrooms
- Well presented throughout
- South facing garden
- 0.4 miles to Town Centre and Station
- Standard broadband: Up to 17Mb
- Fibre optic broadband: Up to 200Mb

To view this property contact:  
 Rickmansworth t: 01923 776400 e: ricky@sewellgardner.com  
 165-167 High Street, Rickmansworth, Hertfordshire, WD3 1AY

[www.sewellgardner.com](http://www.sewellgardner.com)



- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 923 sqft
- Council Tax: Band C
- Nearest Train Station: Rickmansworth 0.4 miles
- Nearest Underground Station: Rickmansworth 0.4 miles
- Distance to Town Centre: Rickmansworth 0.4 Miles
- M25: Junction 17 1.8 miles  
Junction 18 1.9 miles

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	