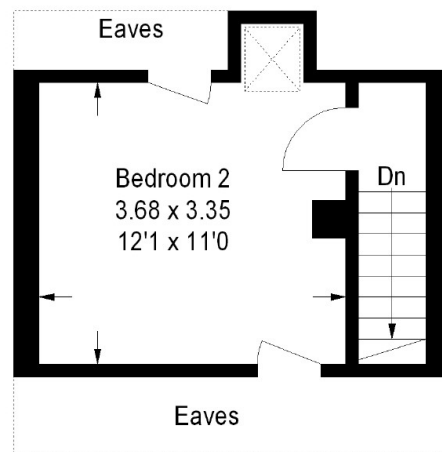
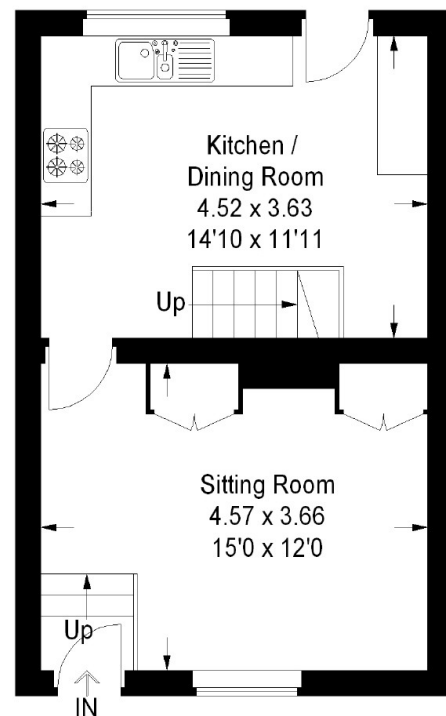


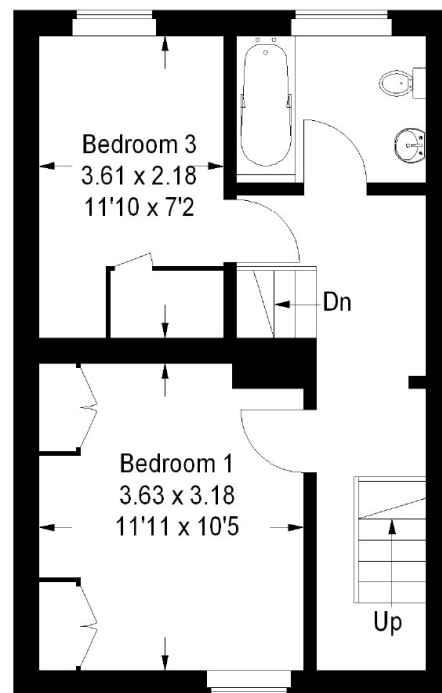
Approximate Gross Internal Area
 Ground Floor = 35.1 sq m / 378 sq ft
 First Floor = 34.7 sq m / 374 sq ft
 Second Floor = 15.9 sq m / 171 sq ft
 Total = 85.7 sq m / 923 sq ft



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

£450,000 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



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



- 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) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |