



Total area: approx. 208.0 sq. metres (2238.8 sq. feet)



Valley Road, Rickmansworth, WD3 4BR

**£1,200,000 Freehold**

A stunning FIVE BEDROOM detached property situated on the sought after Valley Road, Rickmansworth. The accommodation has recently been RENOVATED THROUGHOUT and comprises sitting room, GAMES ROOM, beautiful open plan kitchen dining room, utility, living room, downstairs WC and store. Upstairs are 4 double bedrooms, 1 single bedroom, family shower room and EN-SUITE bathroom off the master. To the rear landscape work has started in the garden and to the front of the property is off street parking for several cars. There is a HUGE POTENTIAL to extend the property subject to the usual planning permissions.

- Detached family home
- 5 bedrooms
- 3 reception rooms
- Plenty of parking
- Standard broadband: Up to 17Mb
- Fibre optic broadband: Up to 200Mb

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

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





■ Tenure:  
Freehold

■ Local Authority:  
Three Rivers District Council

■ Approx floor area:  
2239 sqft

■ Council Tax:  
Band G

■ Nearest Train Station:  
1.4 miles to Rickmansworth

■ Nearest Underground Station:  
1.4 miles to Rickmansworth

■ Distance to Town Centre:  
1.5 miles to Rickmansworth

■ M25:  
0.7 miles to Junction 18

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	