



Springwell Avenue

Mill End, Rickmansworth, WD3

binks
estate agent

{The Particulars

Springwell Avenue
Mill End, Rickmansworth, WD3

Guide Price: £565,000
Freehold

 **3 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Semi-detached home
- Excellent presentation throughout
- Corner plot
- Two reception rooms
- Fitted kitchen
- Two bathrooms
- Two/three bedrooms and a loft room
- Parking for several vehicles
- Rear garden
- EPC: D

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The Property

Situated on a corner plot in a residential location close to popular schools is this well-maintained and beautifully presented semi-detached family home.

Entrance porch leading to bright dual aspect living room with understairs storage cupboard and a feature multi-fuel stove.

The kitchen has a range of white wall and base units, integrated and free-standing appliances. Dining room with views of the garden.

Ground floor bathroom, with white suite.

Rear porch with door to garden and stairs to first floor landing. Two bedrooms with built-in wardrobes and bedroom three or nursery/study.

There are paddle stairs to a loft/storage room.

Externally the rear garden is fully enclosed and is mainly laid to lawn with gated side access and a useful shed. To the front of the property is a good-sized driveway with parking for several vehicles.

Location

Rickmansworth is a small yet bustling town with a good selection of shops on the High Street and an excellent range of larger outlets such as Waitrose, a large Marks & Spencer Food Hall and a Tesco Superstore. There are a range of leisure facilities including the Watersmeet Theatre, William Penn Leisure Centre or enjoy a walk in Rickmansworth Aquadrome nature reserve. For evening entertainment there are many pubs and restaurants to suit all tastes.

The Metropolitan/Chiltern Line station offers a 25-minute service into Marylebone, central London. Junctions 17 and 18 of the M25 are a few minutes' drive with Heathrow, Luton and Gatwick airports within easy reach.

There is also an excellent range of schooling in the private and public sector.

Costs

Council Tax – Three Rivers District Council – Band D - £2,293.18 (For the period 2025-2026).

{ Beautifully presented semi-detached house on a corner plot. Dual aspect living room with log-burner, dining room, fitted kitchen, ground floor and first floor bathrooms, two good sized bedrooms, study/nursery and a useful loft room. There is a good-sized rear garden and off-street parking for multiple vehicles.

Springwell Avenue, Mill End, Rickmansworth, Hertfordshire, WD3 8PY

Approx. Gross Internal Area
85 Sq M – 919 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

