



## Walkers House, Caravan Lane

*Rickmansworth, Hertfordshire, WD3*

**binks**  
estate agent

# { The Particulars

Walkers House, Caravan Lane  
Rickmansworth, Hertfordshire, WD3

**Guide Price: £318,000**  
Leasehold

 **1 Bedrooms**  
 **1 Bathrooms**  
 **1 Receptions**

## Features

- Central Rickmansworth location
- First-floor apartment
- One double bedroom
- Open-plan kitchen / living room
- Private balcony
- Modern bathroom
- Residents' roof terrace
- Allocated parking space
- Chain free
- EPC: B

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## The Property

Tucked away in a quiet close, yet just moments from Rickmansworth High Street and station, this well-presented first-floor apartment offers modern living with both convenience and privacy.

The property is accessed via a welcoming entrance hall with tiled flooring, incorporating both an airing cupboard and a useful storage cupboard. At the heart of the home is a bright open-plan kitchen and living space, fitted with a range of matching wall and base units, integrated appliances, and ample room for both relaxing and entertaining. Doors from the living area open onto a private balcony, providing a pleasant outdoor extension to the living space.

The apartment benefits from a well-proportioned double bedroom and a modern bathroom finished in a clean, contemporary style. Residents also enjoy access to a communal roof terrace, ideal for socialising or unwinding, while the property is further complemented by an allocated parking space.

The apartment represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located and low-maintenance home in central Rickmansworth.

## Location

Rickmansworth is a small yet bustling town with a good selection of shops along the High Street, together with larger outlets including Waitrose, Marks & Spencer Food Hall and Tesco. Leisure facilities include the Watersmeet Theatre, William Penn Leisure Centre, and the Aquadrome nature reserve.

Rickmansworth Station provides both Metropolitan Line and Chiltern Line services to London Marylebone in approximately 25 minutes. Junctions 17 and 18 of the M25 are within easy reach, with Heathrow, Luton and Gatwick airports all accessible by road.

The area also benefits from a well-regarded range of schooling in both the state and private sectors.

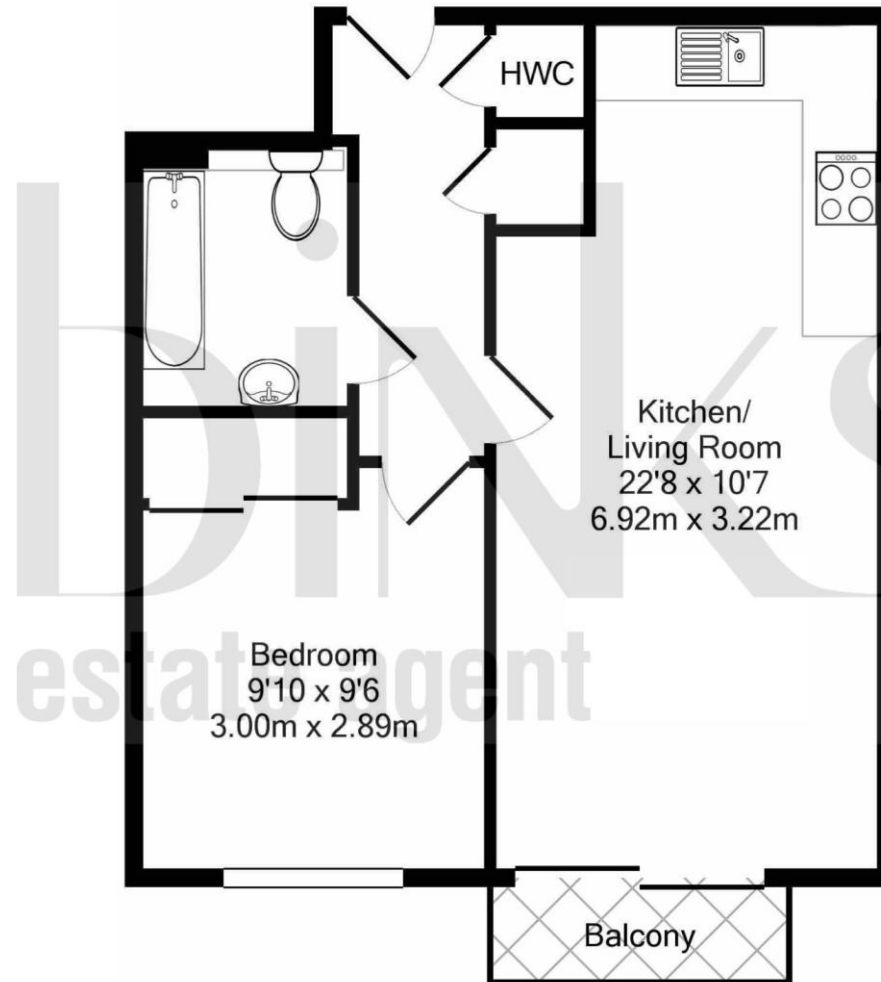
## Material Information (Inc. Costs)

Council Tax – Three Rivers District Council – Band D – £2,305.23 (2025–2026)  
Service Charge – £1,522 per annum  
Ground Rent – £350 per annum  
Lease – Approximately 110 years remaining

{ A well-presented first-floor apartment in a central Rickmansworth setting, offering contemporary open-plan living, a private balcony, allocated parking and access to a residents' roof terrace.  
**Offered to the market chain free.**

# Walkers House, Caravan Lane, Rickmansworth, WD3 1FU

Approx. Gross Internal Area  
40 sq m – 432 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.

