



The Queens Drive, Mill End, Rickmansworth, WD3

Guide price £240,000 this represents a 50% share of the full market value £480,000

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# About the property

Upon entry to the property you will find a stylish, fully fitted kitchen with views of the spacious back garden. The ground floor also offers a cosy and comfortable reception area perfect for relaxation and entertaining guests. Moving upstairs, you'll discover two spacious and well-appointed bedrooms. Both rooms offer plenty of space for a double bed. The house also features a crisp and contemporary bathroom, complete with a modern suite and elegant fixtures. Outside, the property comes complete with good sized driveway at the front of the property and a well-maintained private garden at the back, perfect for enjoying outdoor activities or hosting barbecue parties.

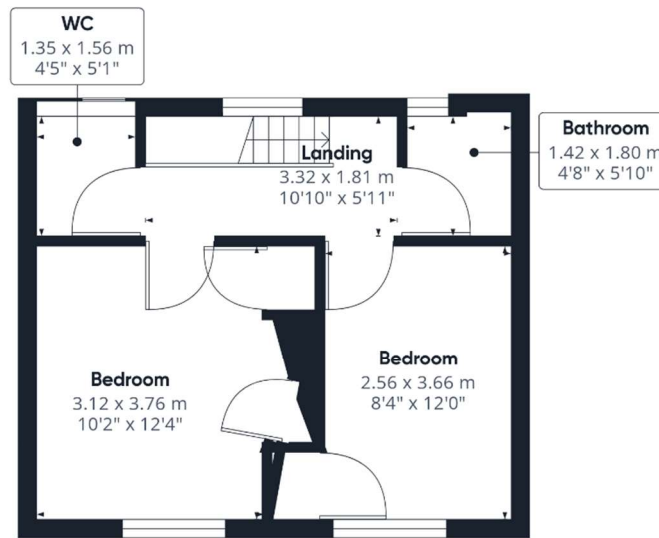
Shared ownership is a fantastic opportunity for first-time buyers or those looking to make an affordable move. With a 50% share available, you can step onto the property ladder with ease and take advantage of the benefits of homeownership.



- Shared ownership
- Driveway parking
- 50% share available
- Private garden
- Modern interior
- Two bedroom



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

66.35 m<sup>2</sup>  
714.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-

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## Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 714 sq ft

Tenure: Leasehold 125 years from 15 October 2021

Service charge: £31.16 per calendar month

Rent: £676.45 per calendar month

Nearest Station: 1.8 miles to Rickmansworth

Distance to Town Centre: 1.5 miles to Rickmansworth

Nearest Motorway: 2.5 miles to M25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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