



JOHN ROBERTS & Co  
estate agents



10 Nightingale Road, Rickmansworth, WD3 7DF

Guide Price £550,000





# 10 Nightingale Road

Rickmansworth, WD3 7DF

- Ground Floor Flat
- Family Bathroom & Utility Room
- Sitting Room
- Garden
- No Onward Chain
- Two Bedrooms
- Kitchen
- Parking
- Close to Rickmansworth Town Centre & Station
- EPC Rating: D

Set within a handsome Victorian building, this charming ground floor flat offers generous living space while retaining a wealth of period character. With high ceilings, well-proportioned rooms and attractive original features, the property has a welcoming and homely feel throughout.

Conveniently located within easy reach of Rickmansworth Town Centre and Rickmansworth Railway Station, the flat is ideally placed for day-to-day amenities and commuting. Extending to over 1,000 sq ft, the accommodation provides both space and practicality.

The property comprises two generous bedrooms, a well-appointed kitchen with separate utility area, a comfortable sitting/dining room ideal for everyday living, and a family bathroom.

Outside, there is parking for one vehicle and a pleasant rear garden, mainly laid to lawn — perfect for relaxing, gardening, or enjoying time outdoors.

A characterful home in a convenient and well-connected location.



## SITUATION

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

## VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

## TENURE

Freehold

## COUNCIL

Three Rivers District Council

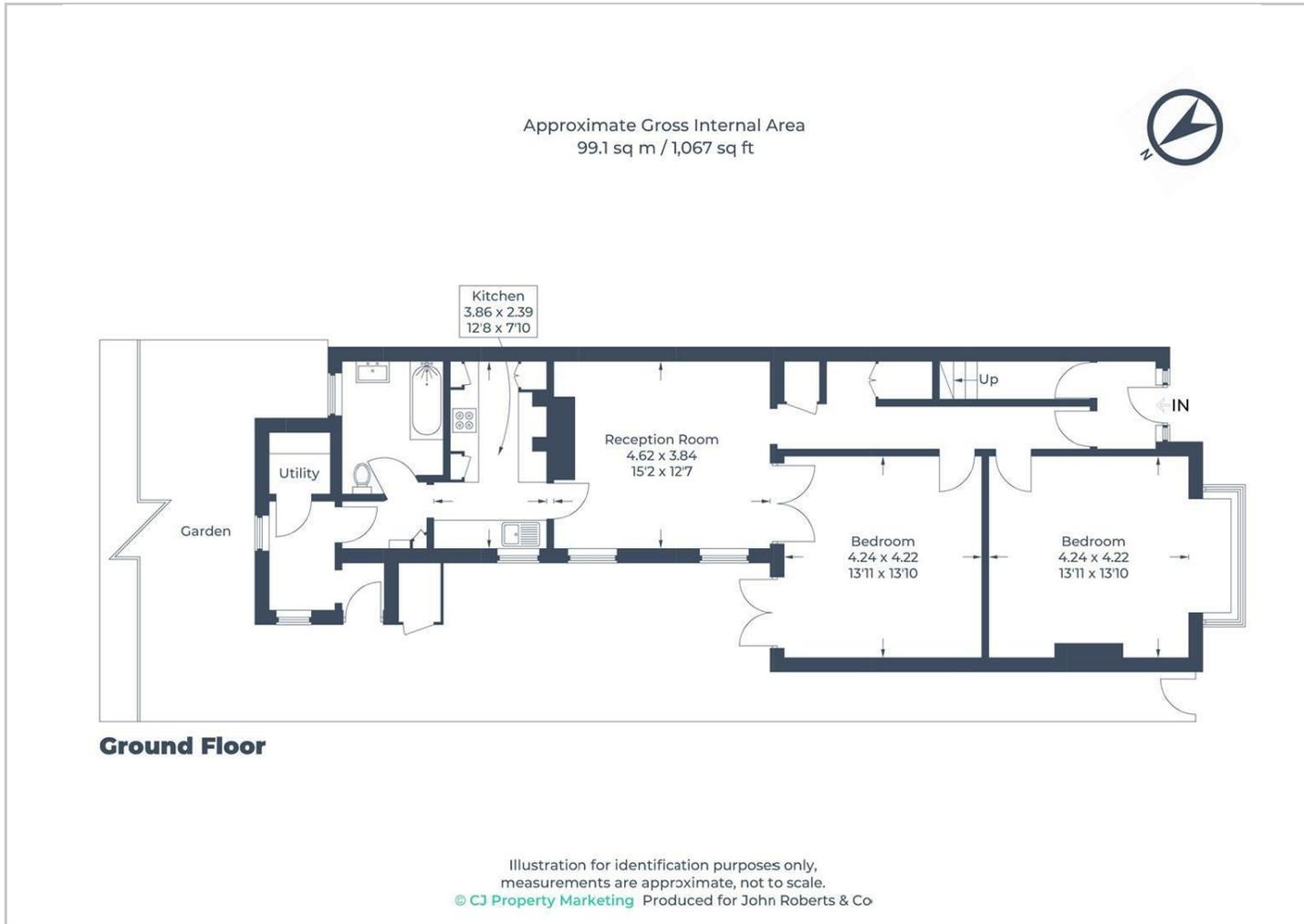
## NB

The garden photographs show the whole garden of which is split with the flat upstairs.





## Floor Plans



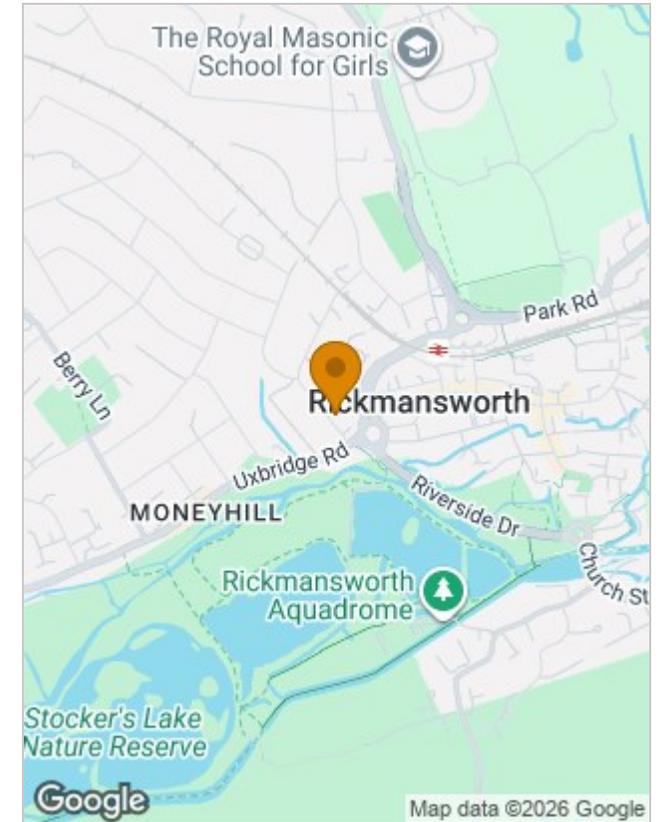
## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

