



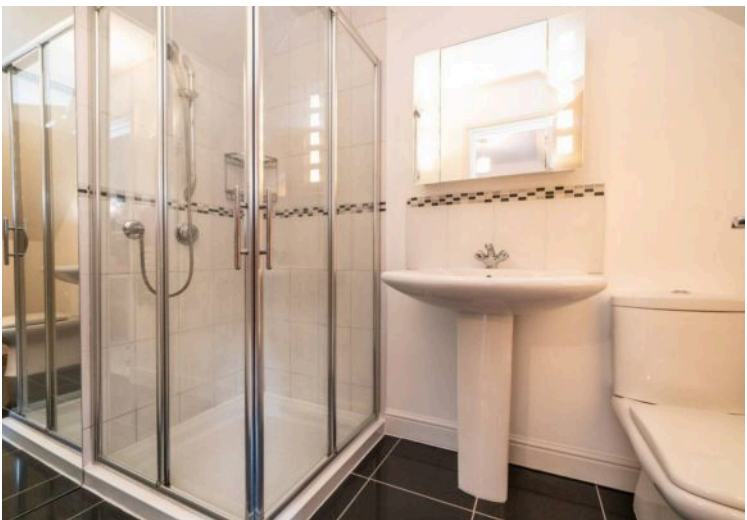
## 4 The Lock Cottages Springwell Lane, Rickmansworth

£450,000 Leasehold

MODERN FITTED KITCHEN • LIVING ROOM • THREE DOUBLE BEDROOMS • STUDY/FOURTH BEDROOM • EN-SUITE  
SHOWER ROOMS TO BEDROOMS ONE & TWO • FAMILY BATHROOM • TWO ALLOCATED PARKING SPACES • WELL-  
MAINTAINED GROUNDS • LOVELY VIEWS OF THE GRAND UNION CANAL AND RIVER COLNE







An extremely spacious FOUR BEDROOM FIRST & SECOND FLOOR APARTMENT situated in this quiet location overlooking the Grand Union Canal and River Colne in Rickmansworth.

To the first floor is a large entrance hall with doors leading to bedroom one with en-suite shower room, a modern family bathroom, a study perfect for working from home which could also be a fourth bedroom and dining room leading to a modern fitted kitchen.

On the second floor there are two further double bedrooms with another en-suite shower room to bedroom two and a good-sized living room.

There are two allocated parking spaces and the property benefits from lovely views of the Grand Union Canal and communal grounds on the banks of the River Colne.

Rickmansworth Metropolitan/Chiltern Line Station is less than 2 miles away with fast and direct rail links to Central London. There are excellent road links with Junction 17 of the M25 a short drive away, giving access to the M1, M4 and M40 motorways within short distances.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

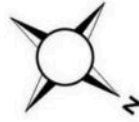
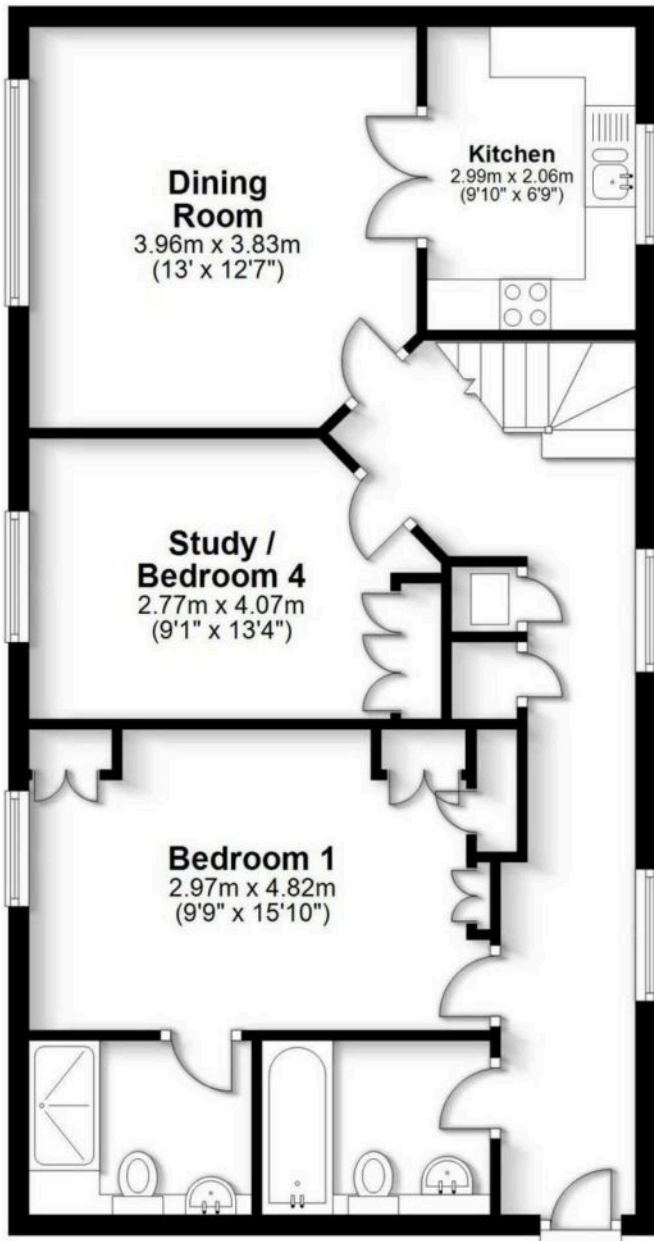
EPC Environmental Impact Rating: E





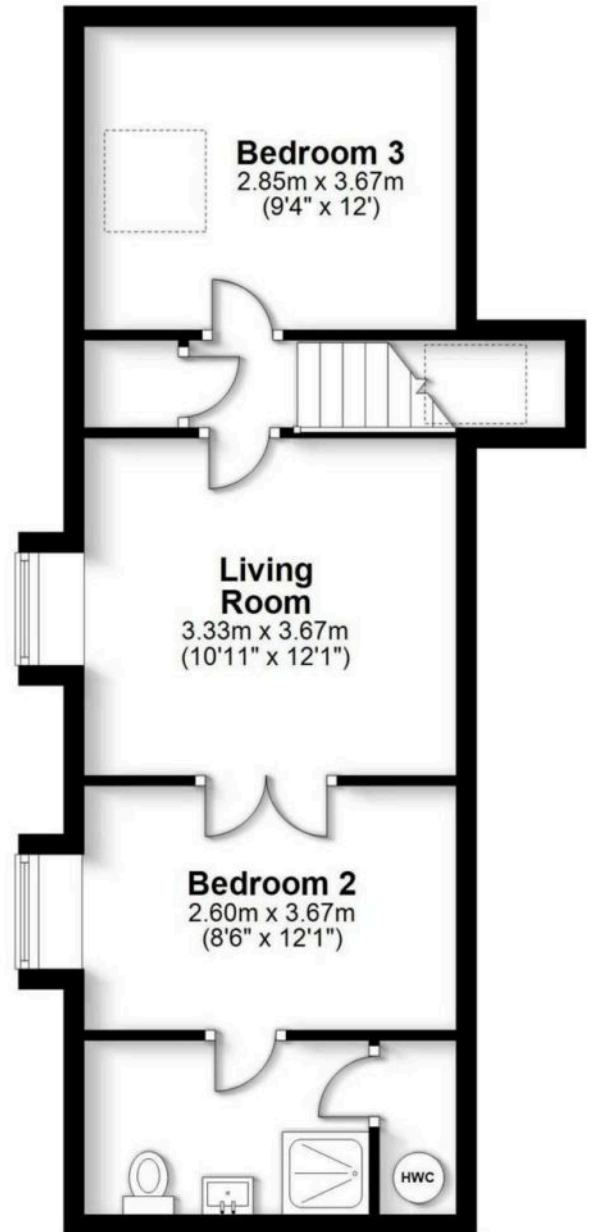
## First Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



## Second Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



Total area: approx. 114.6 sq. metres (1234.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

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Plan produced using PlanUp.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available. It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.