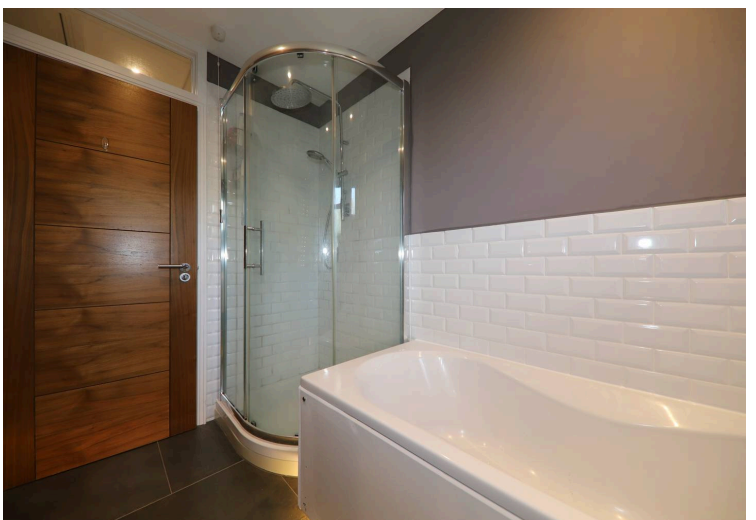
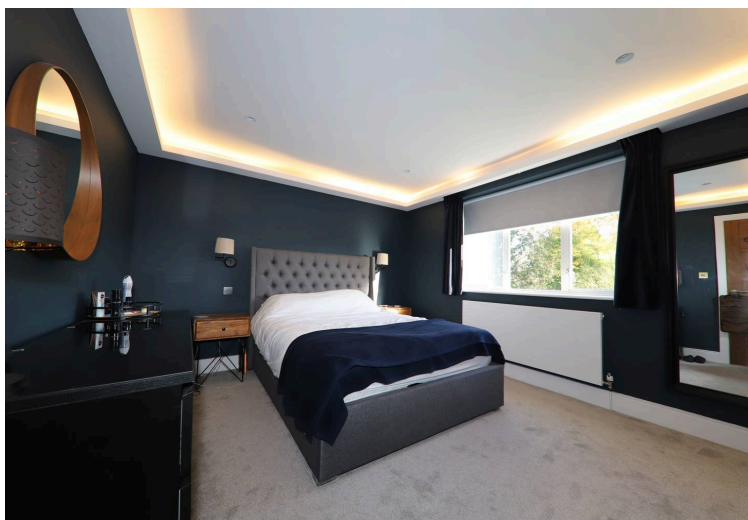


Colne Mead, Rickmansworth, WD3

£1,750 pcm - Un-Furnished Available Early Aug

LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO DOUBLE BEDROOMS • MODERN BATHROOM • SEPARATE W.C.
• LOFT ROOM • BALCONY • REAR GARDEN • VIEWS OF STOCKERS LAKE NATURE RESERVE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A well-presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT with views over the River Colne.

There is a bright and spacious living room with a door leading to a private south facing balcony overlooking the gardens and River Colne. There is a modern fitted kitchen, two double bedrooms, a good-sized bathroom and separate W.C. There is also the added benefit of a useful large loft room with ample storage.

The property also has a private rear garden, with lawn leading to a jetty area with stunning views over the River and Stockers Lake Nature Reserve.

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. The area is well served for good quality private and state schools for all ages. Nearby Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

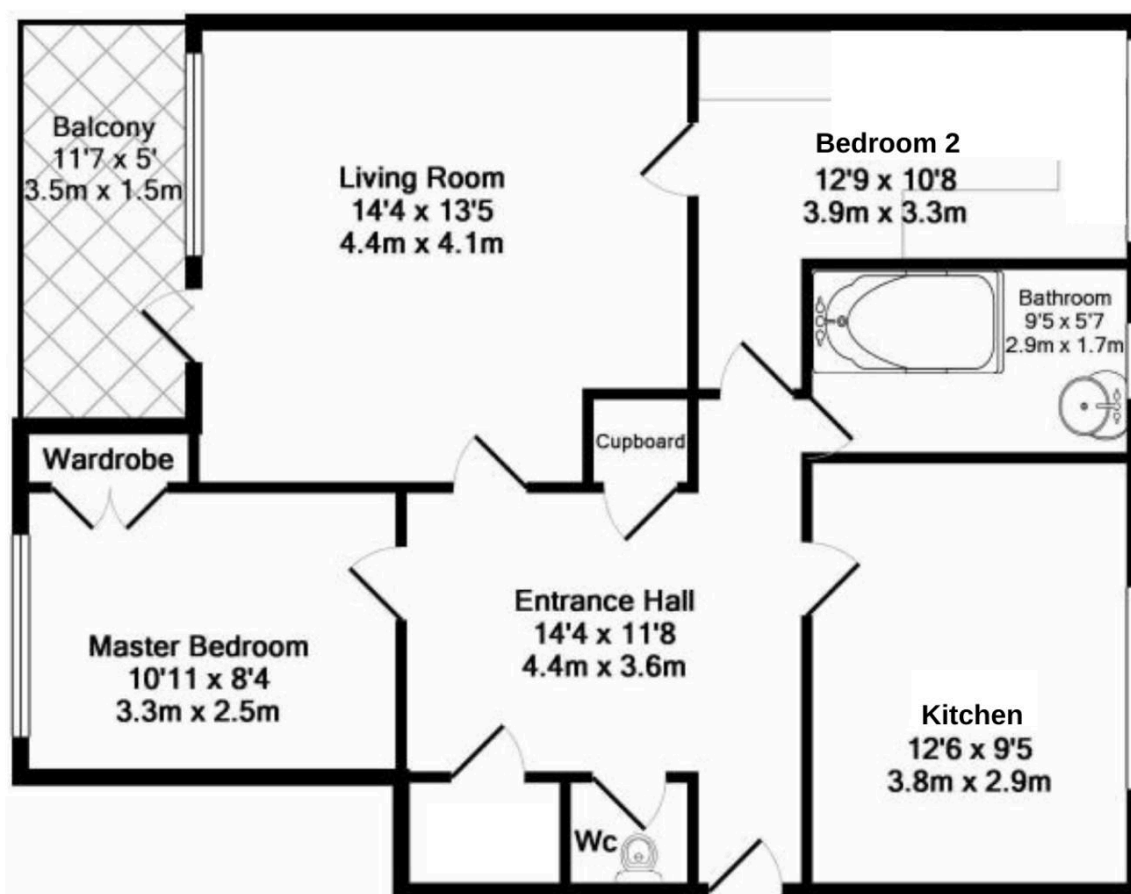
Nearest Station: 1.1 miles – Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.

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