



An Exclusive Development of Four Family Homes
Located in the Heart of Rickmansworth





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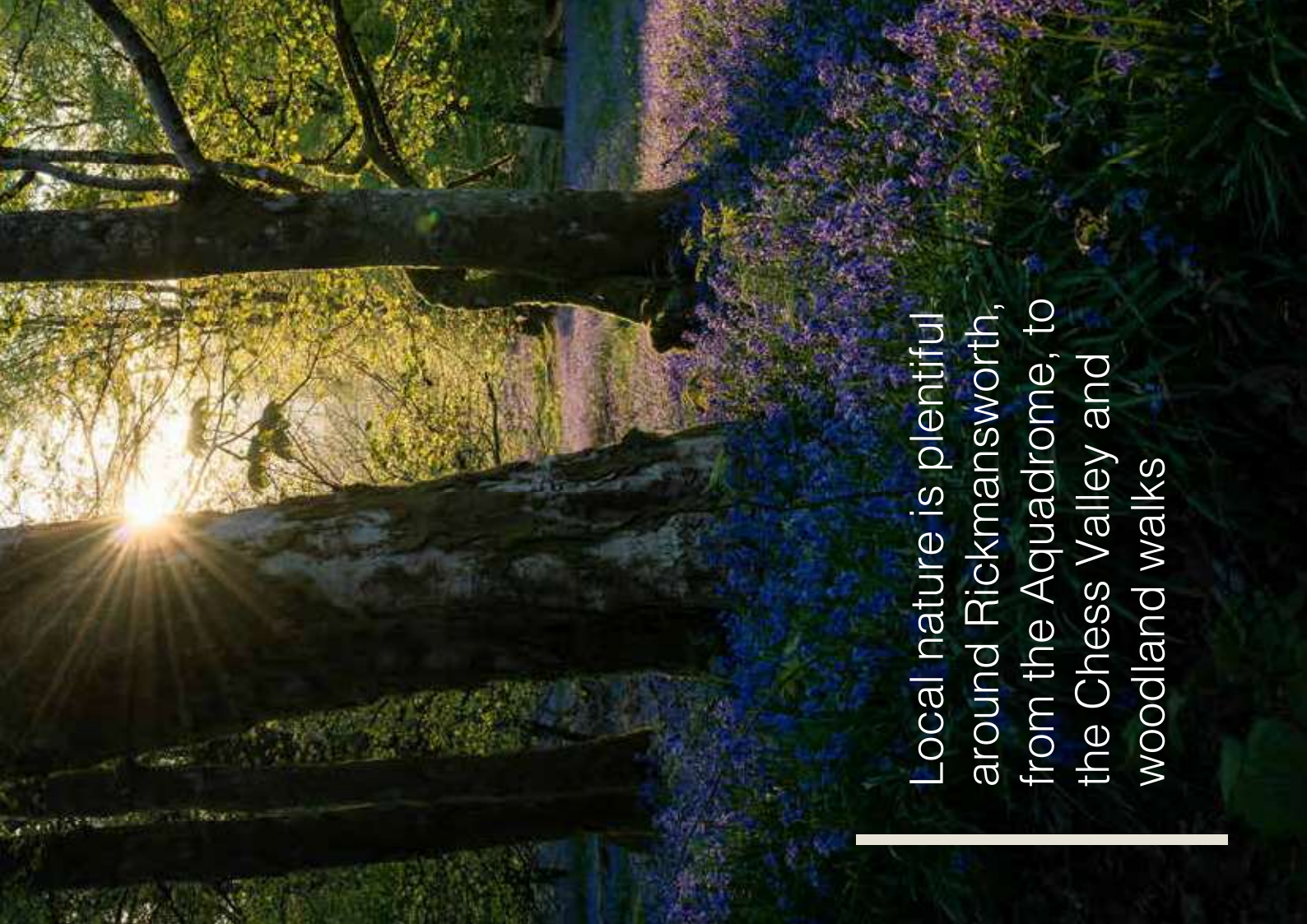


mansworth

story, nature, and modern conveniences. Surrounded by scenic countryside, it offers a variety of outdoor activities and sports. The nearby Chess Valley and Croxley Green Boundary Walk provide excellent walking routes, and the popular William Penn Leisure Centre offers swimming, a new gym, and a pool.

For shopping and dining, the high street offers a variety of options, including independent shops and cafes.

desirable location for your next home.



Local nature is plentiful around Rickmansworth, from the Aquadrome, to the Chess Valley and woodland walks

Located minutes from Rickmansworth Town Centre and Train Station, the new homes at Victoria Mews are situated next to excellent transport links.

The town is served by the Metropolitan Line, from Rickmansworth Station, providing fast connections to central London, with journeys to Baker Street taking around 40 minutes.

Direct services to London Marylebone in approximately 25 minutes are also available on Chiltern Railways.

Victoria Mews is less than a 5 minute walk from the station, offering ultimate convenience for daily commuters.

For road travel, the M25 is easily accessible, with the M1 just beyond, providing links to all of London's major airports.

A variety of local bus services also offer convenient connections for the surrounding areas.

Note: Travel times and distances are approximate, and based on Google Maps.

The new homes at
Victoria Mews are situated
next to excellent transport
links into London and
beyond

Croxley Green / Watford





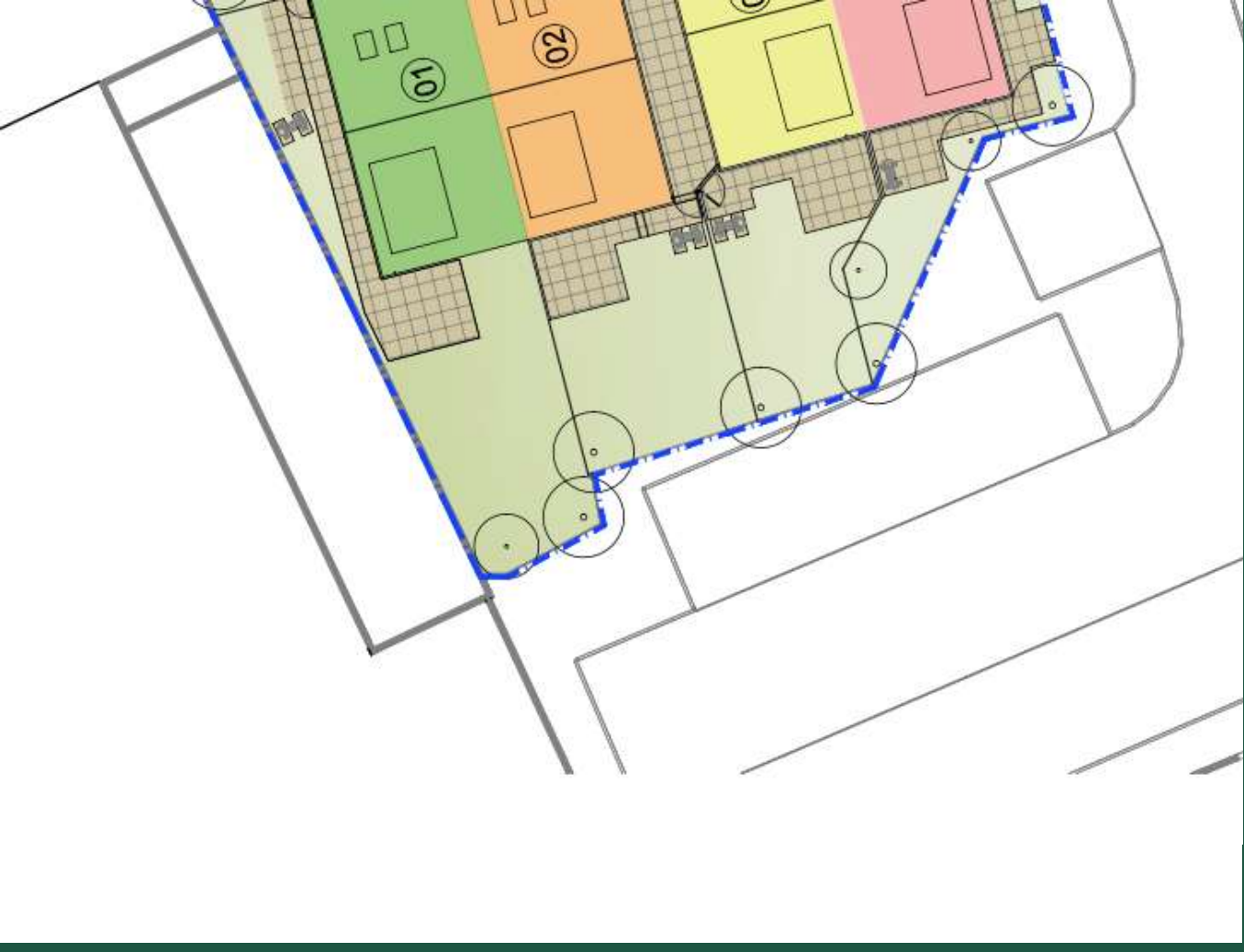
Parking

2 off-street spaces

2 off-street spaces

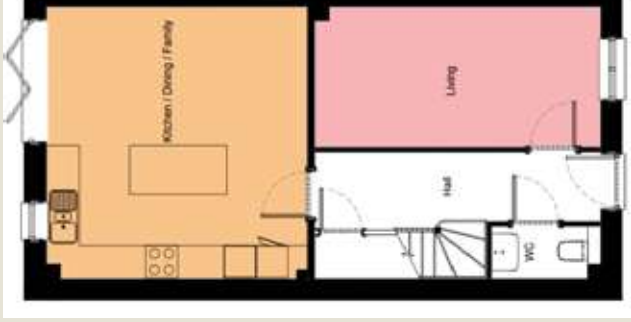
2 off-street spaces

2 off-street spaces



Note: Not to scale. For illustrative purposes only. Every care has been taken to ensure that the details shown are correct, but we cannot be held responsible for any errors or omissions. We inform prospective purchasers that these sales particulars are a general guide and none of the statements should be relied upon as a contract.

2, Victoria Mews



Ground Floor

First Floor

Second Floor

Accommodation

Room	M.	Ft.	Room
Living	2.58 x 5.27	8' 6" x 17' 4"	Ensuite (Bedroom 2)
Kitchen / Dining / Family	5.00 x 4.85	16' 5" x 15' 11"	Bedroom 3
Primary Suite	3.85 x 7.91	12' 8" x 26' 0"	Bedroom 4
Master Ensuite	2.08 x 2.76	6' 10" x 9' 1"	Bathroom
Bedroom 2	2.79 x 3.87	9' 2" x 12' 9"	

Total Area

Total Internal Area	Sq.M.	Sq.Ft.
	135.73	1,461

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.

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4, Victoria Mews



FLOOR

Ground Floor

First Floor

Second Floor

Accommodation

Room	M.	Ft.	Room
Living	2.58 x 5.27	8' 6" x 17' 4"	Ensuite (Bedroom 2)
Kitchen / Dining / Family	5.00 x 4.07	16' 5" x 13' 5"	Bedroom 3
Primary Suite	3.85 x 7.15	12' 8" x 23' 6"	Bedroom 4
Master Ensuite	2.08 x 2.01	6' 10" x 6' 7"	Bathroom
Bedroom 2	2.79 x 3.87	9' 2" x 12' 9"	

M.	Ft.
2.32 x 1.61	7' 7" x 5' 3"
2.54 x 4.40	8' 4" x 14' 5"
2.35 x 3.10	7' 9" x 10' 2"
2.12 x 1.99	7' 0" x 6' 7"

Total Area

Total Internal Area	Sq.M.	Sq.Ft.
	124.48	1,340

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Entrance, 1, Victoria Mews.

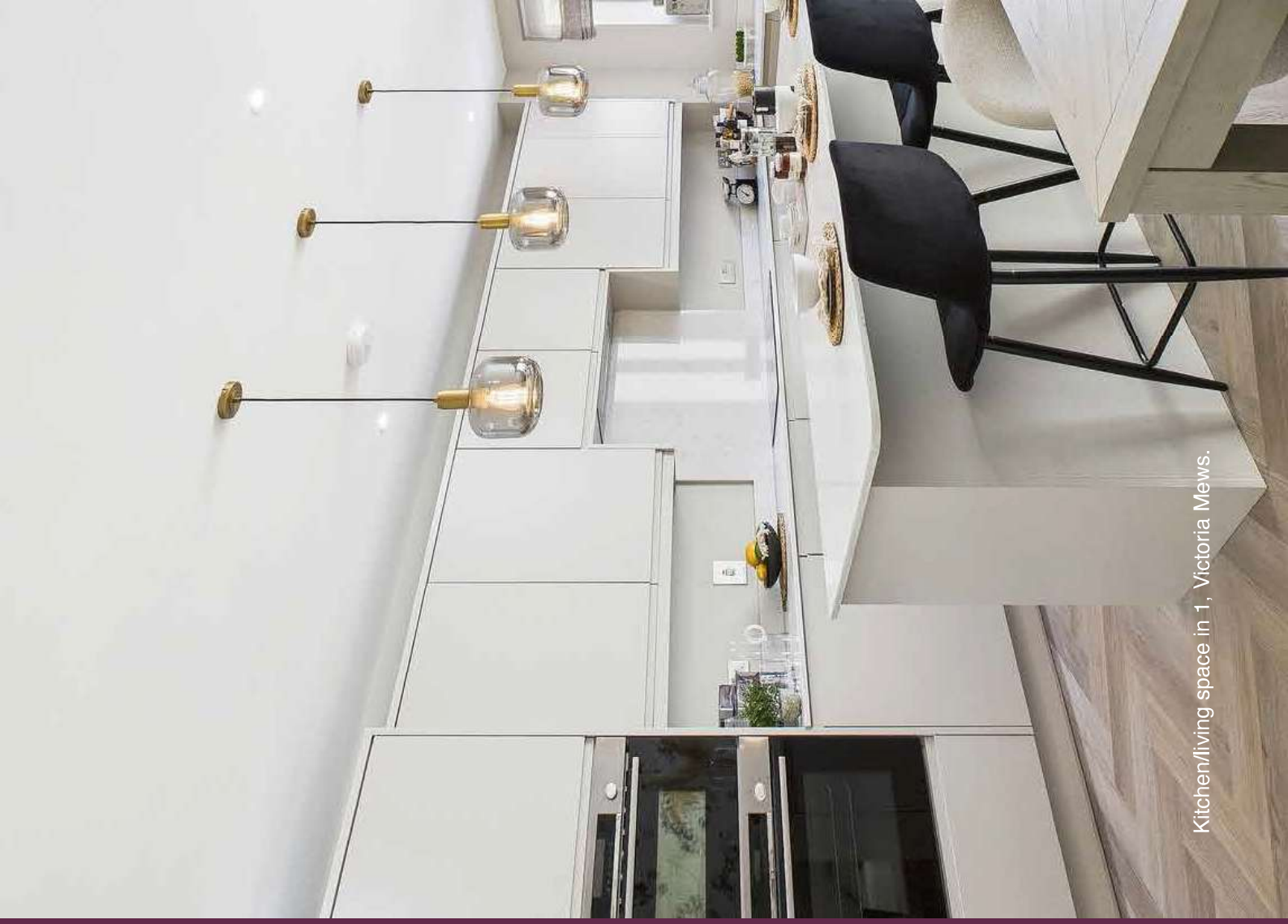


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ishes - Kitchens - Bedrooms

Kitchens

- Fully supplied and fitted Oakwood Kitchen.
- Handleless cashmere or matte white units.
- Freestanding island in Houses 1, 2.
- Breakfast bar in Houses 3, 4.
- Quartz stone worktops, upstands and splash-back.
- Fitted Bosch appliances, including:
 - Bosch single oven, built-in combi microwave, induction hob.
- Caple Wine Cooler built into island (Houses 1, 2) or breakfast bar (Houses 3, 4).
- Quooker boiling water tap.



Kitchen/living space in 1, Victoria Mews.

Note: Photography above is from 1, Victoria Mews.

Bathrooms and En-Suites

- Fully tiled ceramic walls and floors.
- Sanitaryware from the Esteem range, including:
 - Bath with feature panel.
 - Concealed wall mounted WC and basin.
 - Hansgrohe taps, bath shower mixer and shower.

Driveway and External Areas

- One electric car charging point per house.
- Resin bound gravel driveway.
- Outside tap.
- External electrical socket.
- Each home benefits from a private landscaped garden with patio, or courtyard garden.

The Air Sourced Heat Pump and low energy LED lighting throughout are key sustainability features at Victoria Mews



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Interior Design



The space features natural materials like wood, stone and natural textures - blending nature with modern living



Living room in 1, Victoria Mews.

Specification

A Focus on Landscaping

Landscaping by Rosemary Coldstream

Rosemary Coldstream is a multi award-winning garden designer whose accolades include a Gold medal at the RHS Chelsea Flower Show. Her design practice has been creating beautiful gardens for more than 20 years.

Each garden is planned with care and expertise to provide an optimal living space and years of pleasure.

The gardens at Victoria Mews have all been individually designed to sit comfortably within the shape of each plot and location. Each garden features a seating area and planting.

1, 2 and 3 Victoria Mews have lawns, whilst No.4 is a courtyard garden to make the most of the space. The planting design includes small trees to provide interest and privacy, with a underlayer of evergreen and flowering shrubs and perennials. The gardens will provide colour throughout the year and create a pleasing and relaxing space for the owners.

The plants will flower at different times throughout the year, supporting a rich biodiverse habitat, enhancing nature and the owners' lives.

Note: Specification photographs are for indicative purposes only and may vary from final specifications at Victoria Mews.





Family bathroom, 1, Victoria Mews.

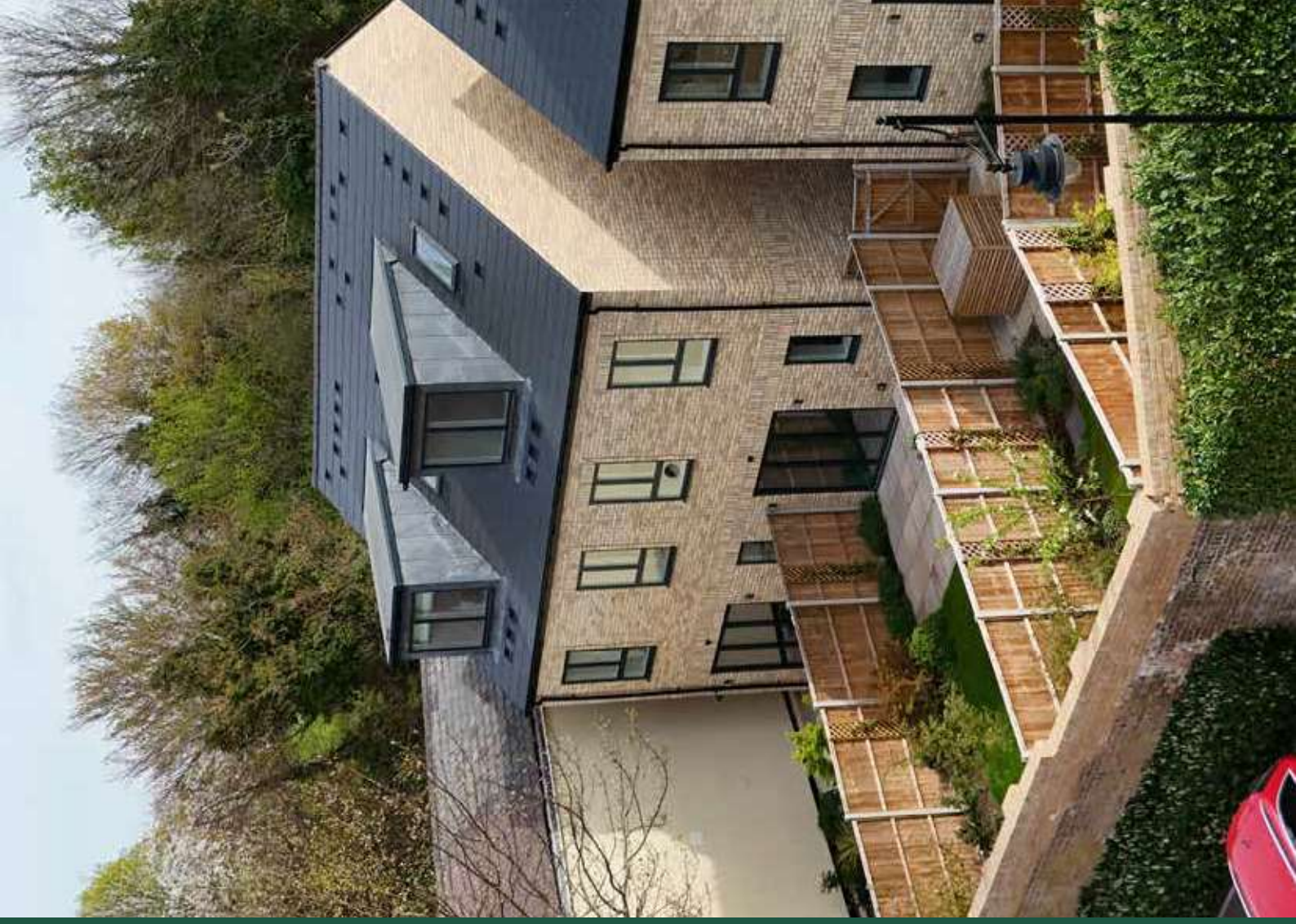


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Our emphasis on in-house work begins from sourcing land, to managing every detail of the construction stage, and following on with our friendly and diligent Customer Care team once the homes have been completed.

NHBC Guaranteed Homes

Each home is independently surveyed and provided with a 10 year NHBC warranty certificate upon satisfactory completion of the work.





Built with pride by



For sales enquiries please contact:

Trend and Thomas

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trendandthomas.co.uk



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