

GUIDE PRICE

**£500,000**

**Beechcroft Avenue**

Croxley Green, WD3 3EG

## PROPERTY SUMMARY

Three bed semi-detached house located in Beechcroft Avenue in need of updating and refurbishment and priced accordingly. The accommodation is over two floors and is in its original layout to include; separate reception room to the front, dining room and kitchen to the rear with door onto rear garden. Whilst upstairs offers three bedrooms and a family bathroom. Hardstanding at the front is currently used for off road parking and garden to rear. Electric wall heaters to some rooms and hot water by timed immersion heater in bedroom cupboard. The property is conveniently situated with a short walk to Croxley Met line station, local shops and easy access to all the great local schools.

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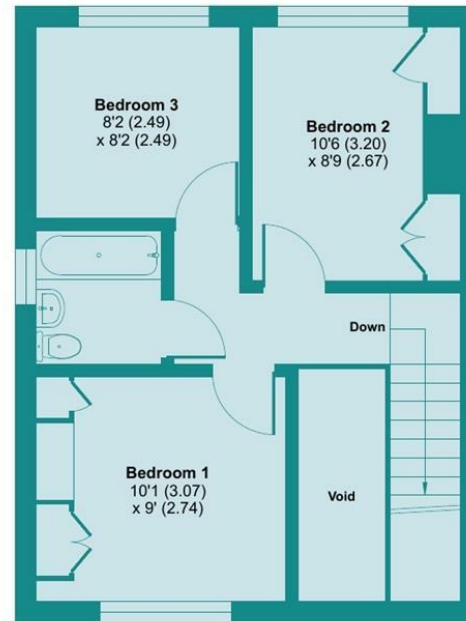
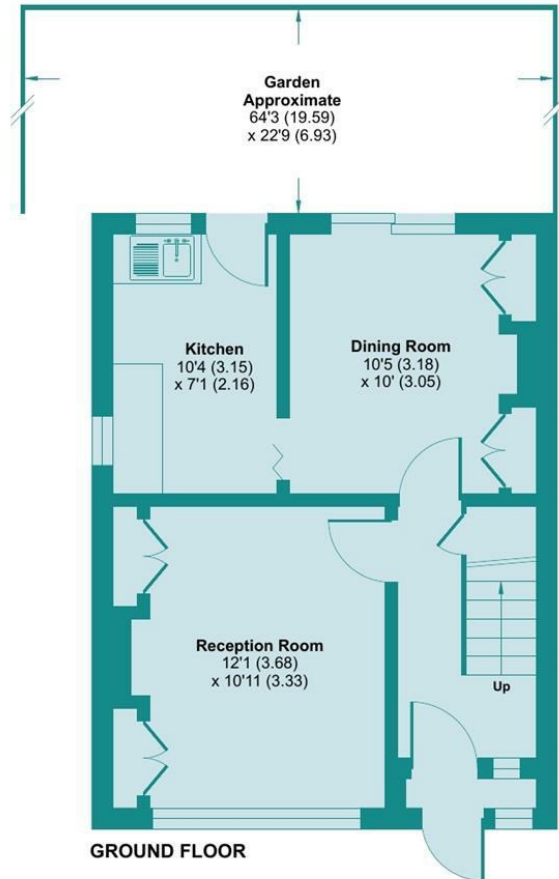




# Beechcroft Avenue, Croxley Green, Rickmansworth, WD3 3EG

Approximate Area = 742 sq ft / 68.9 sq m (excludes void)

For identification only - Not to scale



## LOCAL AUTHORITY

Three Rivers District Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	9	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for James Estate Agents. REF: 1037094



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