



GUIDE PRICE

£590,000

Watford Road

Croxley Green, WD3 3BJ

PROPERTY SUMMARY

NO UPPER CHAIN. A stylishly presented three bed semi combining modern décor with period features. The ground floor accommodation consists of; two reception rooms and an appliance fitted kitchen. The first floor has three bedrooms, two doubles both with period fireplaces and a single. Family bathroom and separate WC. The loft space has huge potential for development, planning permission in place please refer to the Three River Planning Portal: Ref No: 22/0936/CLPD. A utility room is accessed from the rear with space for laundry appliances and a recently installed gas boiler. The sunny south facing rear garden has a paved patio and mature lawn and flowerbed borders. Access gate onto the allotment area. The house is just a short walk from Rickmansworth School, Croxley Met station, local shops and The Green.

3



1

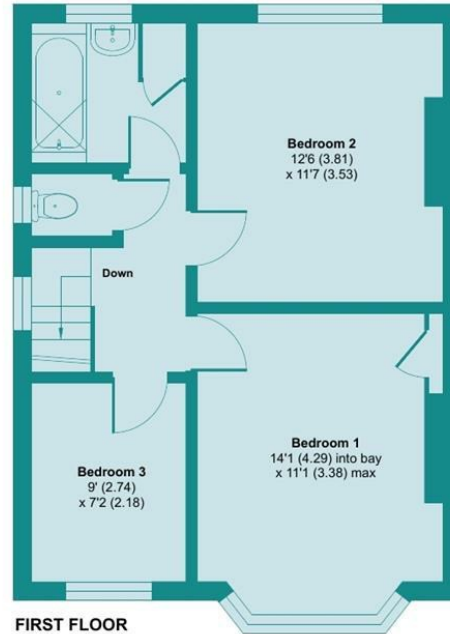
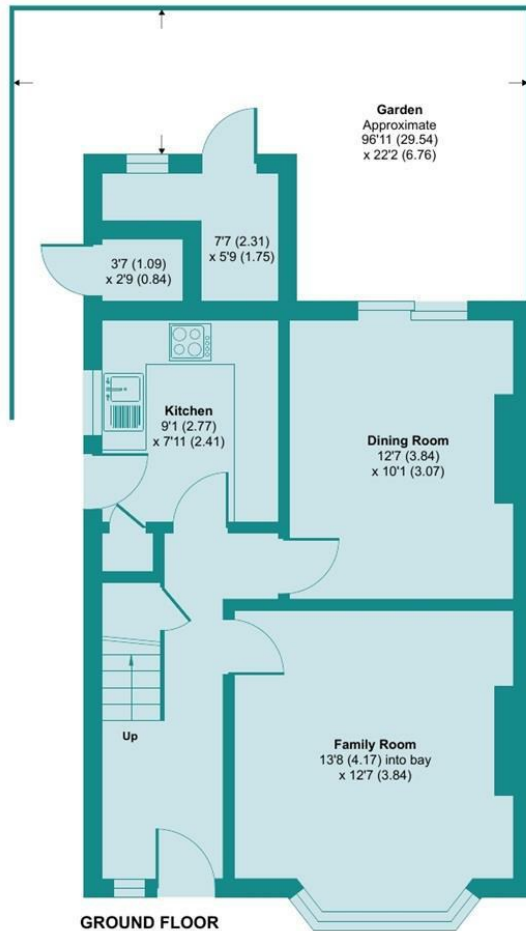


2





Watford Road, Croxley Green, Rickmansworth, WD3 3BJ



Approximate Area = 966 sq ft / 89.7 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 1006 sq ft / 93.4 sq m
 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
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 2024. Produced for James Estate Agents. REF: 1089976



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