



GUIDE PRICE

£485,000

New Road

Croxley Green, WD3 3HH

PROPERTY SUMMARY

Superbly presented Victorian two bed cottage in popular New Road offering stylish living space just a short walk from Met Station and all local facilities. The welcoming lounge with window shutters and period fireplace sets the tone for this lovely house and then opens into a dedicated dining room with open arch into a great size kitchen beyond. A feature staircase with lovely stripped spindles takes you up to a landing with access to two good size bedrooms and a generous size modern bathroom. The bonus loft space is fully boarded with two velux style roof windows. There is a lovely south facing rear garden with artificial grass and deck area. The property is offered in very good decorative condition and is sensibly priced, An Absolute "Must View".

2



1



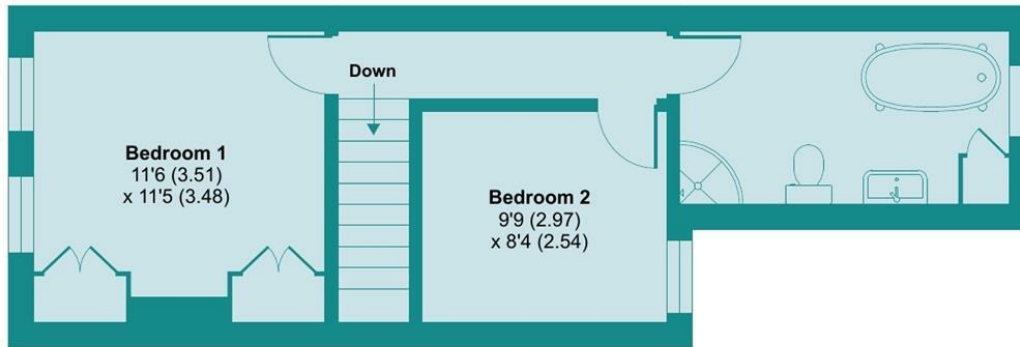
2



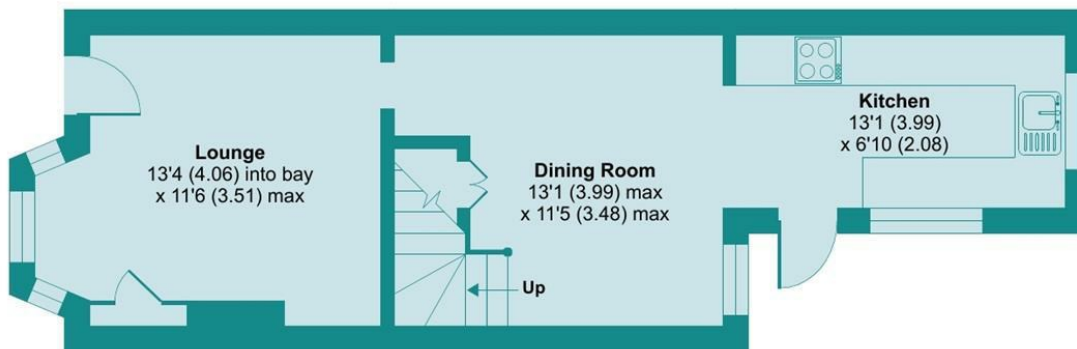


New Road, Croxley Green, Rickmansworth, WD3 3HH

Approximate Area = 769 sq ft / 71.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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		72
(55-68)	D	45	
(39-54)	E		
(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: 1097581



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