

GUIDE PRICE

£695,000

Winton Drive

Croxley Green, WD3 3RB

PROPERTY SUMMARY

NO UPPER CHAIN. A traditional style three bed semi detached house, creatively extended to provide modern ground floor semi-open plan living space. The downstairs accommodation offers a WC, a reception room with access into an open plan kitchen/living/dining space with bi-fold doors onto the lovely deck feature of the sunny rear garden, with a Garden Cabin at the rear. The first floor offers three good size bedrooms and a modern family bathroom. The property boasts modern décor throughout. The house is a short walk from Croxley Met station, Croxley Danes school and great local shops.

3



1



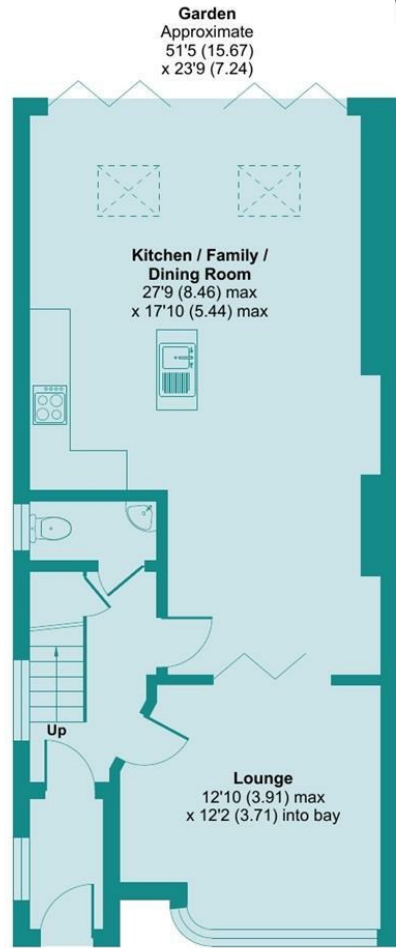
1



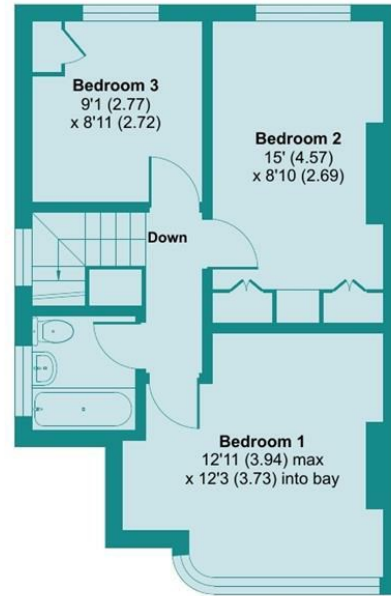


Winton Drive, Croxley Green, Rickmansworth, WD3 3RB

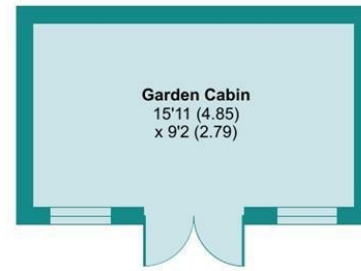
Approximate Area = 1142 sq ft / 106 sq m
 Outbuilding = 147 sq ft / 13.6 sq m
 Total = 1289 sq ft / 119.6 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(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: 1097572



OFFICE ADDRESS
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

OFFICE DETAILS
01923 710500
info@jamesestateagents.com
<https://www.jamesestateagents.com>