

GUIDE PRICE

£610,000

Appleby Drive

Croxley Green, WD3 3FP

PROPERTY SUMMARY

NO UPPER CHAIN. This detached three bed house is situated on the prestigious Merchant Taylors Estate. To the ground floor the property boasts well planned living space to include a modern kitchen with open plan dining space, a generous size lounge, and a cloakroom off the hallway. On the first floor are three bedrooms with an en-suite shower to main bedroom and a family bathroom. One of the standout features of this property is the parking space available for two vehicles plus a large garage. There is a lovely secluded landscaped garden to the rear and a front garden mainly laid to lawn. £260 paid twice a year - covers lighting, road, grass & tree cutting, tennis courts. Please note photos are from pre-tenancy.

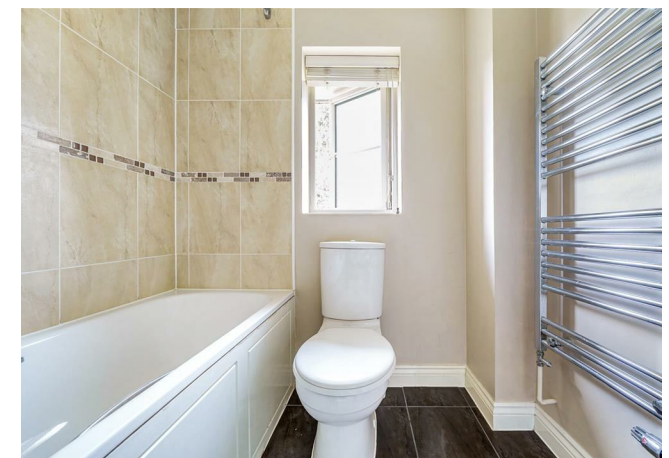
3



2



2







Appleby Drive, Croxley Green, Rickmansworth, WD3 3FP

Approximate Area = 816 sq ft / 75.8 sq m (excludes garage)

Garage = 202 sq ft / 18.7 sq m

Total = 1018 sq ft / 94.5 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Three Rivers District Council

TENURE

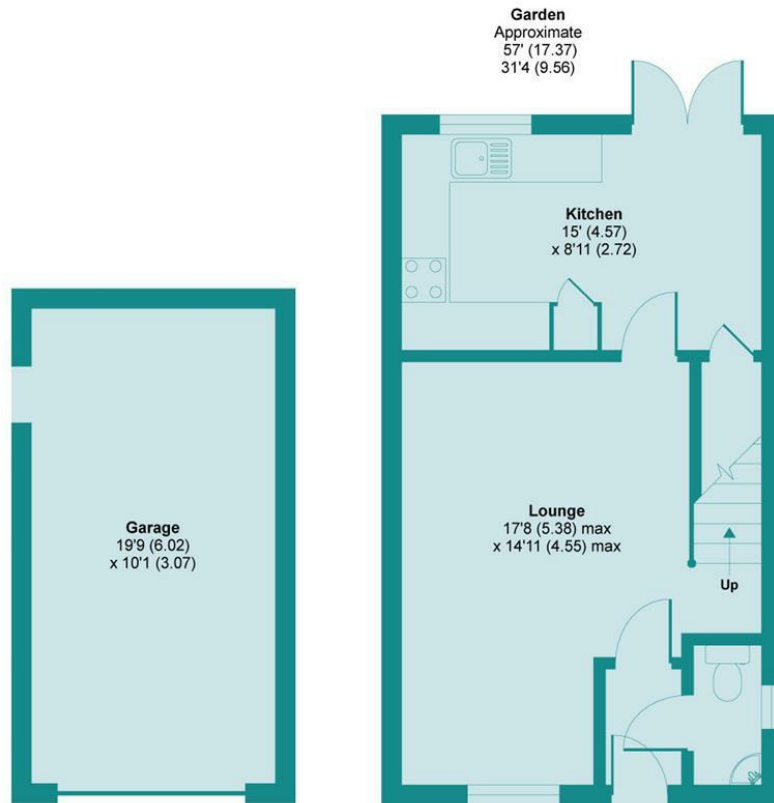
Freehold

COUNCIL TAX BAND

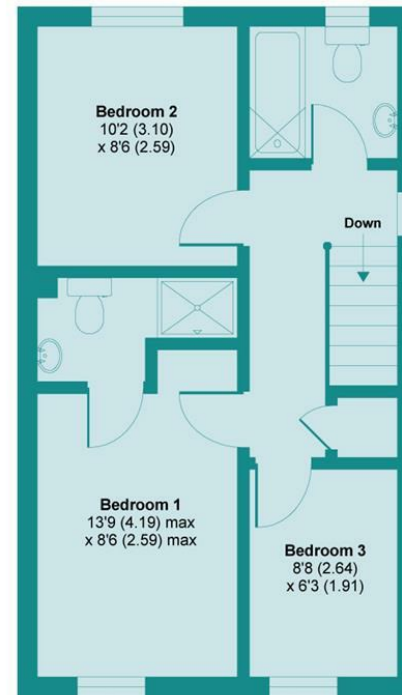
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VIEWINGS

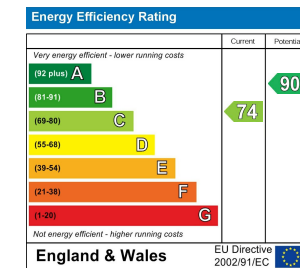
By prior appointment only



GROUND FLOOR



FIRST FLOOR



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 2020. Produced for James Estate Agents. REF: 621023



OFFICE ADDRESS
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

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