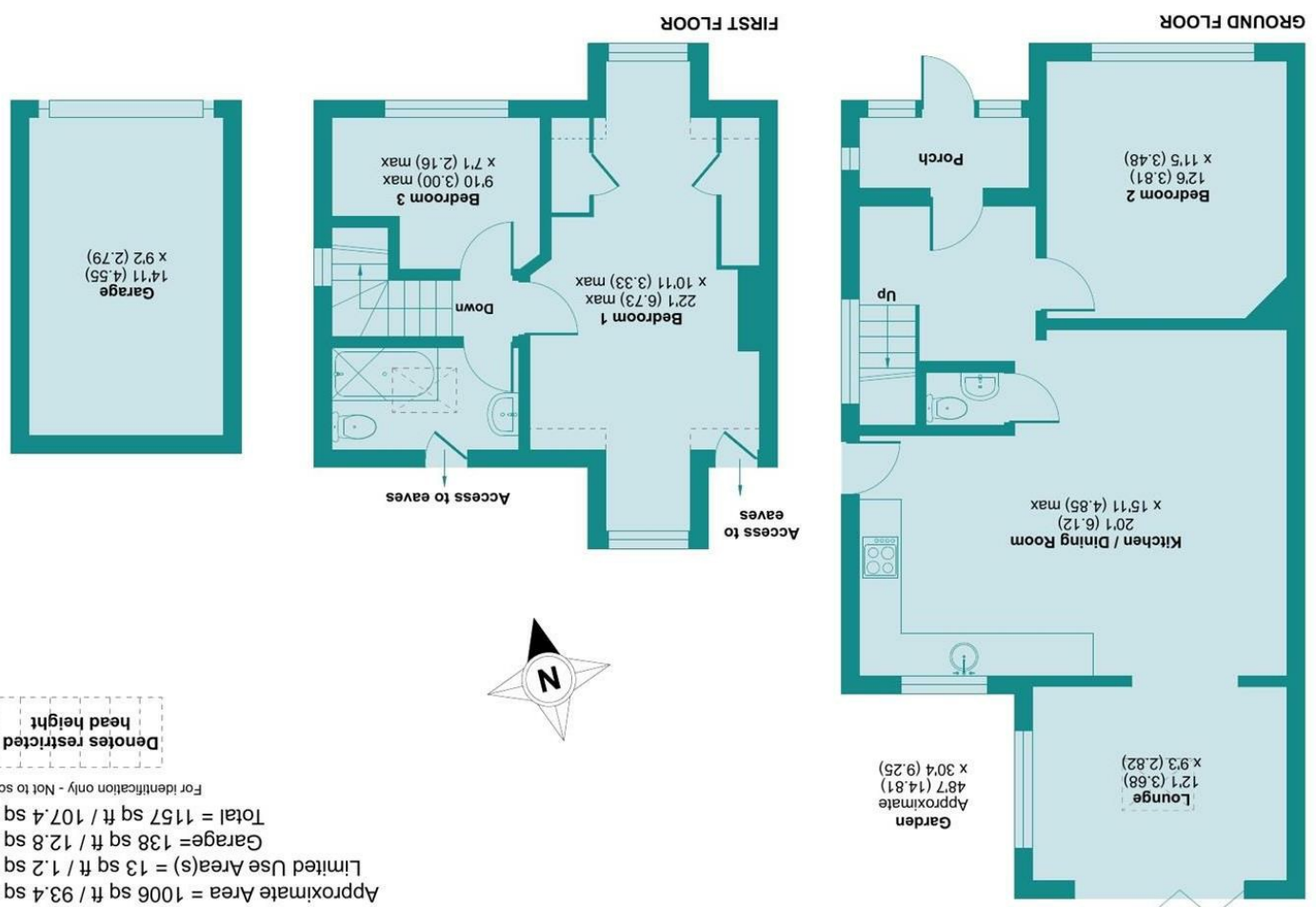




Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nhd.com 2024. Produced for James Estate Agents. REF: 1119667



**Sherborne Way, Croxley Green, Rickmansworth, WD3 3PE**

Approximate Area = 1006 sq ft / 93.4 sq m  
Limited Use Area(s) = 13 sq ft / 1.2 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 1157 sq ft / 107.4 sq m  
For identification only - Not to scale  
Denotes restricted head height



Energy Efficiency Rating	
Current	Potential
84	84

England & Wales  
EU Directive 2002/91/EC  
Not energy related - higher limiting costs  
A (93-100) B (81-92) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWS**  
By prior appointment only

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



**GUIDE PRICE**  
**£680,000**  
**SHERBORNE WAY**  
CROXLEY GREEN, WD3 3PE

## PROPERTY SUMMARY

This stylish three bed semi-detached chalet bungalow offers a delightful blend of modern living and traditional charm. A short walk from the village centre, good schools and Met line station. As you step inside, you are greeted a recently refurbished ground floor that seamlessly combines the kitchen, dining area, and lounge into a spacious open-plan layout - ideal for entertaining guests or simply relaxing with your loved ones. The ground floor also features a double bedroom to the front and a cloakroom providing convenience and flexibility for your living arrangements. On the first floor are two further bedrooms and a modern family bathroom. One of the standout features of this property is the south-facing landscaped garden, perfect for enjoying sunny days and al fresco dining. Off street parking for a number of vehicles and a separate garage accessed by gates, providing security and convenience.

3



1



1

