



**New Road, Rickmansworth, WD3 3HH**  
Approximate Area = 808 sq ft / 75.1 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

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

Energy Efficiency Rating: **89** (70)

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**  
**£475,000**  
**NEW ROAD**  
CROXLEY GREEN, WD3 3HH



## PROPERTY SUMMARY

NO UPPER CHAIN. Ideally situated in a central village location this Victorian cottage is just a short walk from Croxley Met line station and all local amenities. Accommodation on the ground floor includes two reception rooms, kitchen leading to a utility with the benefit of a WC. Whilst the first floor offers; two double bedrooms and a 4 piece bathroom (including a roll top bath) all accessed off the landing. The pretty rear garden has the benefit of being south facing and is mainly laid to lawn with a garden shed. To the front there is off street parking for one car.

2



1



2

