



ASKING PRICE

£575,000

Sherborne Way

Croxley Green, WD3 3PF

PROPERTY SUMMARY

NO UPPER CHAIN. A three bedroom semi detached bungalow in the heart of Croxley Green with accommodation to include a through lounge/diner, two double bedrooms downstairs, a fitted kitchen, bathroom and separate WC. Upstairs there is an additional bedroom. The property has a secluded rear garden and good off street parking to the front. Added benefits include UPVC double glazing, a central village location with easy access to all local amenities, great Schools and the Met line station.

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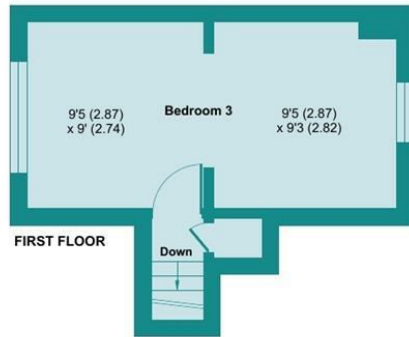




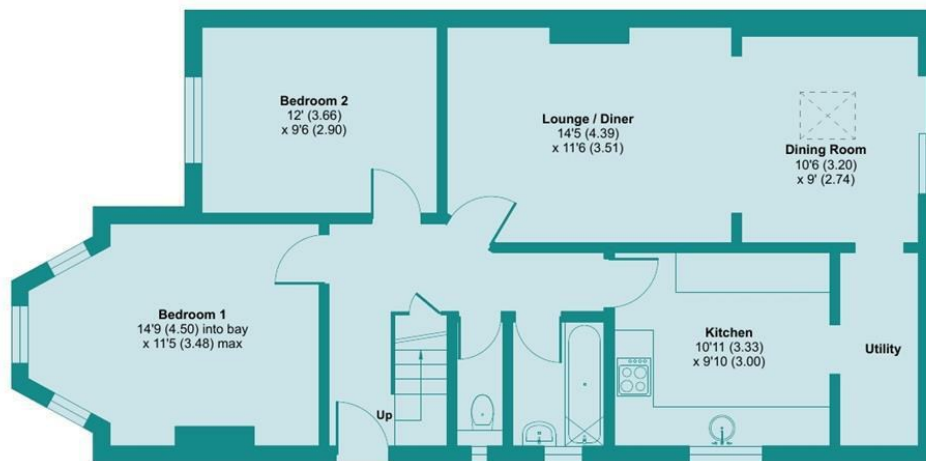
Sherborne Way, Croxley Green, Rickmansworth, WD3 3PF

Approximate Area = 1062 sq ft / 98.6 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 1136 sq ft / 105.4 sq m

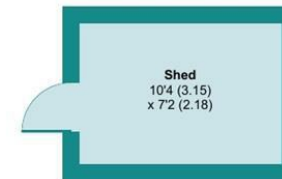
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



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: 1122301

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			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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



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