

GUIDE PRICE

£1,100,000

Elmcote Way

Croxley Green, WD3 3HP

PROPERTY SUMMARY

NO UPPER CHAIN. Rarely available this charming detached house situated in a sought-after location just off the Village green. Ground floor accommodation includes; spacious hallway with open balustrade staircase, dining room, large sitting room with double glazed doors leading into the stunning rear garden, kitchen/breakfast room, sunroom with utility space and a WC. The first floor offers three double bedrooms, a family bathroom and a separate WC. One of the standout features of this property is the beautiful south-facing rear garden. Additionally there is a garage and ample parking to the front with a carriage driveway. Huge potential to extend subject to local planning consents. This property is in close proximity to excellent schools, local shops and Met line station.

3



1



2



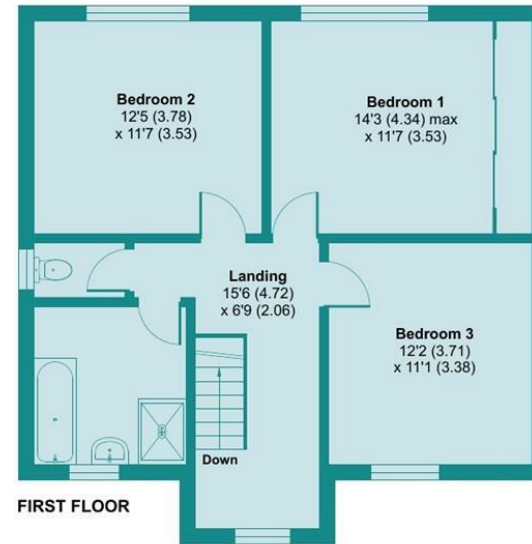
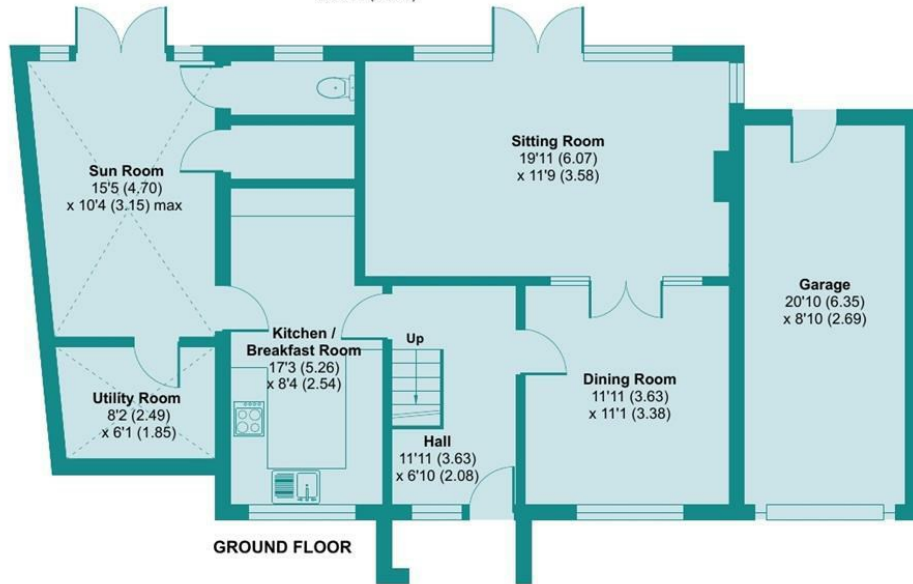


Elmcote Way, Croxley Green, Rickmansworth, WD3 3HP

Approximate Area = 1574 sq ft / 146.2 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1758 sq ft / 163.3 sq m
 For identification only - Not to scale



Garden
 Approximate
 70' (21.33)
 x 48'11" (14.91)



LOCAL AUTHORITY
 Three Rivers Council

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 50 | |
| (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: 1122705



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