



GUIDE PRICE

£765,000

Sycamore Road

Croxley Green, WD3 3TB

PROPERTY SUMMARY

This four bedroom detached house offers spacious accommodation over two floors. It has potential to extend (subject to planning permission) and renovate to create a great family home. The existing ground floor accommodation includes; lounge, dining room, garden room, kitchen/breakfast room and WC, whilst upstairs has four bedrooms, (master with en suite) and a family bathroom. Parking will never be an issue with space available for up to three vehicles. Don't miss out on the opportunity to make this delightful house your own.

4



2



3





Sycamore Road, Croxley Green, Rickmansworth, WD3 3TB

Approximate Area = 1507 sq ft / 140 sq m
 Garage = 172 sq ft / 15.9 sq m
 Total = 1679 sq ft / 155.9 sq m
 For identification only - Not to scale

LOCAL AUTHORITY
 Three Rivers Council

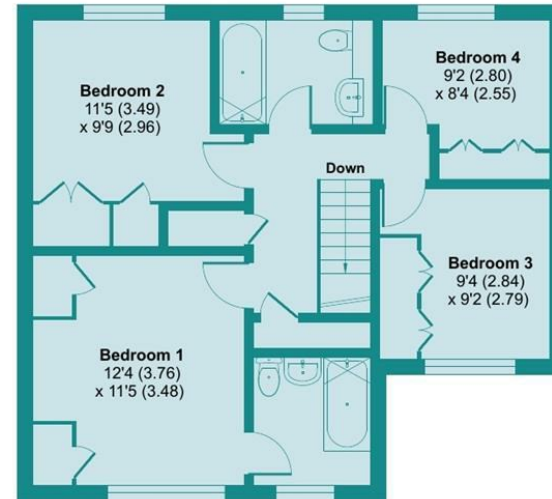
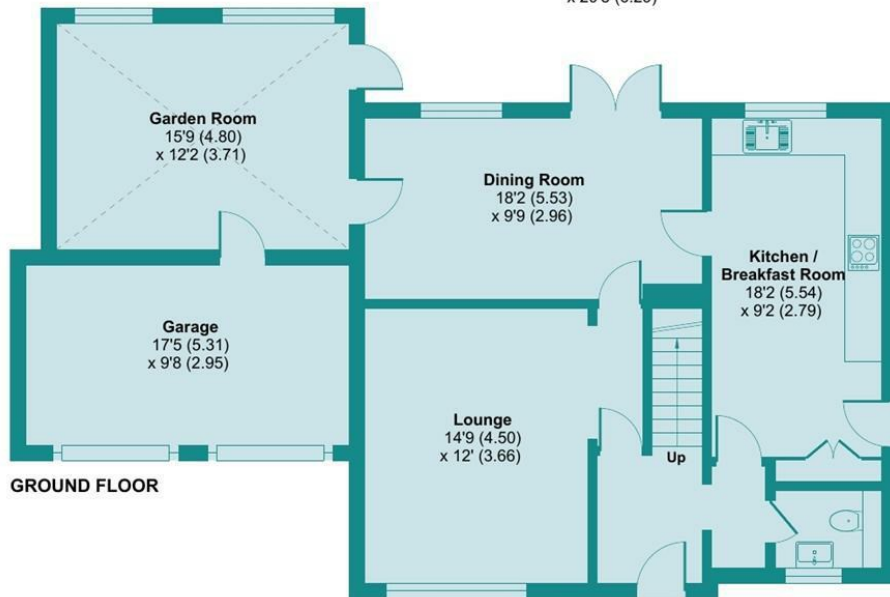
TENURE
 Freehold

COUNCIL TAX BAND
 F

VIEWINGS
 By prior appointment only



Garden
 Approximate
 48'7 (14.82)
 x 20'8 (6.29)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	77
		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: 1139518



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