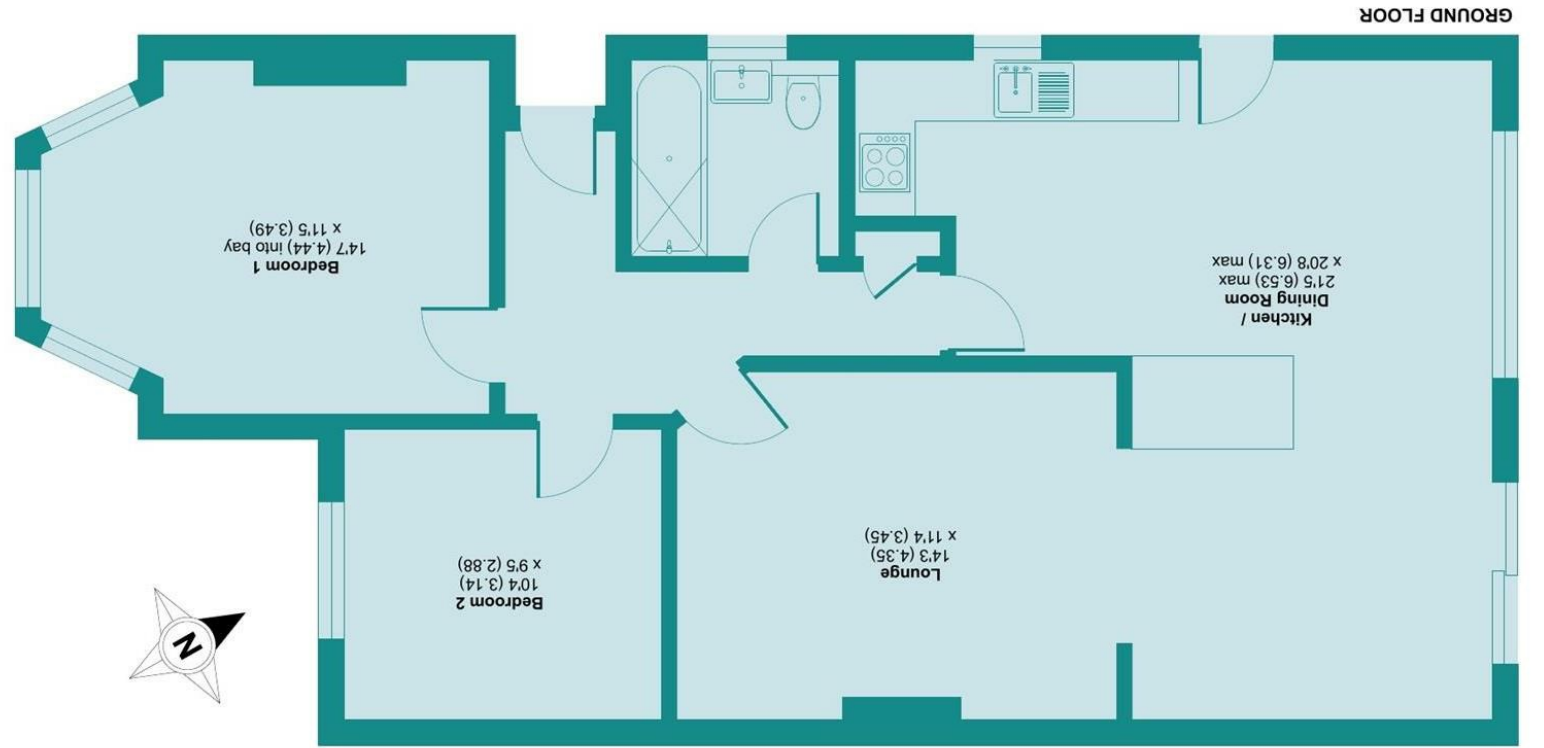


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nhd.com 2024.  
RICS Certified Property Measurement



Approximate Area = 884 sq ft / 82.1 sq m  
For identification only - Not to scale

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

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWS**  
By prior appointment only

Energy Efficiency Rating	
Current Rating	Target Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Not energy efficient - lower running costs  
Very energy efficient - lower running costs

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**  
**£565,000**  
**SHERBORNE WAY**  
CROXLEY GREEN, WD3 3PF

## PROPERTY SUMMARY

NO UPPER CHAIN. Extended classic two bed semi-detached bungalow in the heart of Croxley with well - planned living space and a manageable secluded garden. It offers a lovely lounge, two good size bedrooms, extended kitchen/diner and modern family bathroom. The property needs some cosmetic upgrades, there is off-street parking for two cars. Other benefits include UPVC double glazing, gas central heating and easy access to local amenities.

2



1



2

