



GUIDE PRICE

£570,000

Watford Road

Croxley Green, WD3 3DD

PROPERTY SUMMARY

This semi-detached house from the 1930s is a true gem waiting to be discovered. Boasting a stylish interior with contemporary and tasteful decor, this property seamlessly blends modern living with classic charm. As you step inside, you are greeted by a welcoming lounge to the front, complete with a feature fireplace, picture rail, and beautiful herringbone wooden flooring. The kitchen/diner to the rear offers a perfect space for family meals and gatherings, with easy access to a gravel terrace for al fresco dining.

Upstairs, you will find three bedrooms, one of which features fitted wardrobes offering ample storage. The bathroom showcases an art deco window and a modern three-piece suite as well as underfloor heating. The property features a large and fully boarded loft for additional storage.

The sunny and secluded south east facing rear garden is perfect for relaxing or entertaining guests and includes a summerhouse with shed.

This property offers off street parking for two vehicles at the front along with dropped kerb access. Additionally, being just a short walk away from the Met line station and village amenities, you'll have everything you need right at your doorstep.

The property is being sold with permission for a two storey extension to the rear.

Don't miss out on the opportunity to make this characterful house your new home in the heart of Croxley Green.

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Watford Road, Croxley Green, Rickmansworth, WD3 3DD

Approximate Area = 852 sq ft / 79.1 sq m
For identification only - Not to scale

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
D

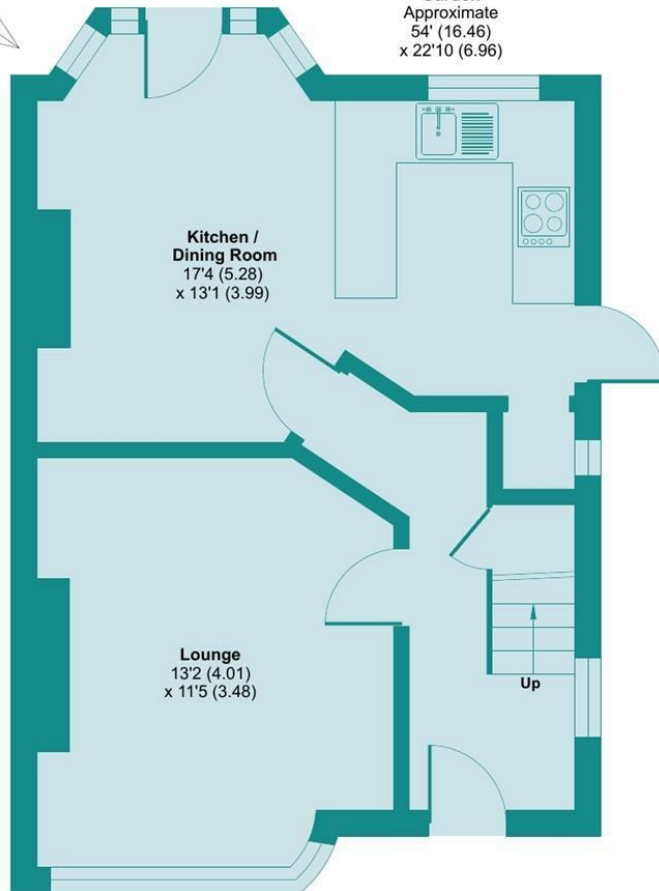
VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (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 | |

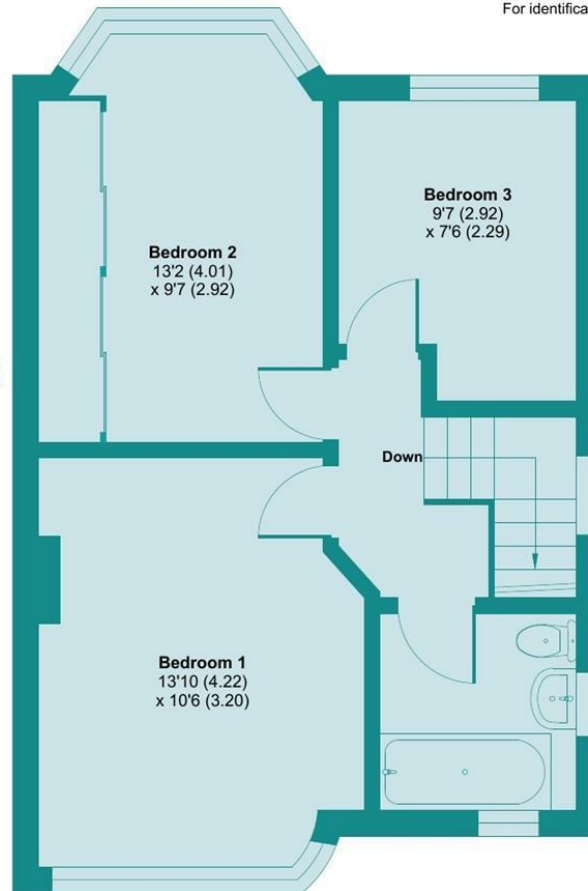
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Garden
Approximate
54' (16.46)
x 22'10" (6.96)



GROUND FLOOR



FIRST FLOOR



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: 1182420



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