

GUIDE PRICE

**£565,000**

**Sherborne Way**

Croxley Green, WD3 3PF

## PROPERTY SUMMARY

**NO ONWARD CHAIN.** This classic extended semi-detached bungalow offers well planned living space, to include a lounge, large kitchen/diner, two double bedrooms and a bathroom spread across 884 sq ft. Other highlights of this property is driveway parking for 2 vehicles and a manageable secluded rear garden. Located in the heart of the village, you'll be just a stone's throw away from all the amenities Croxley Green has to offer.

2



1



2



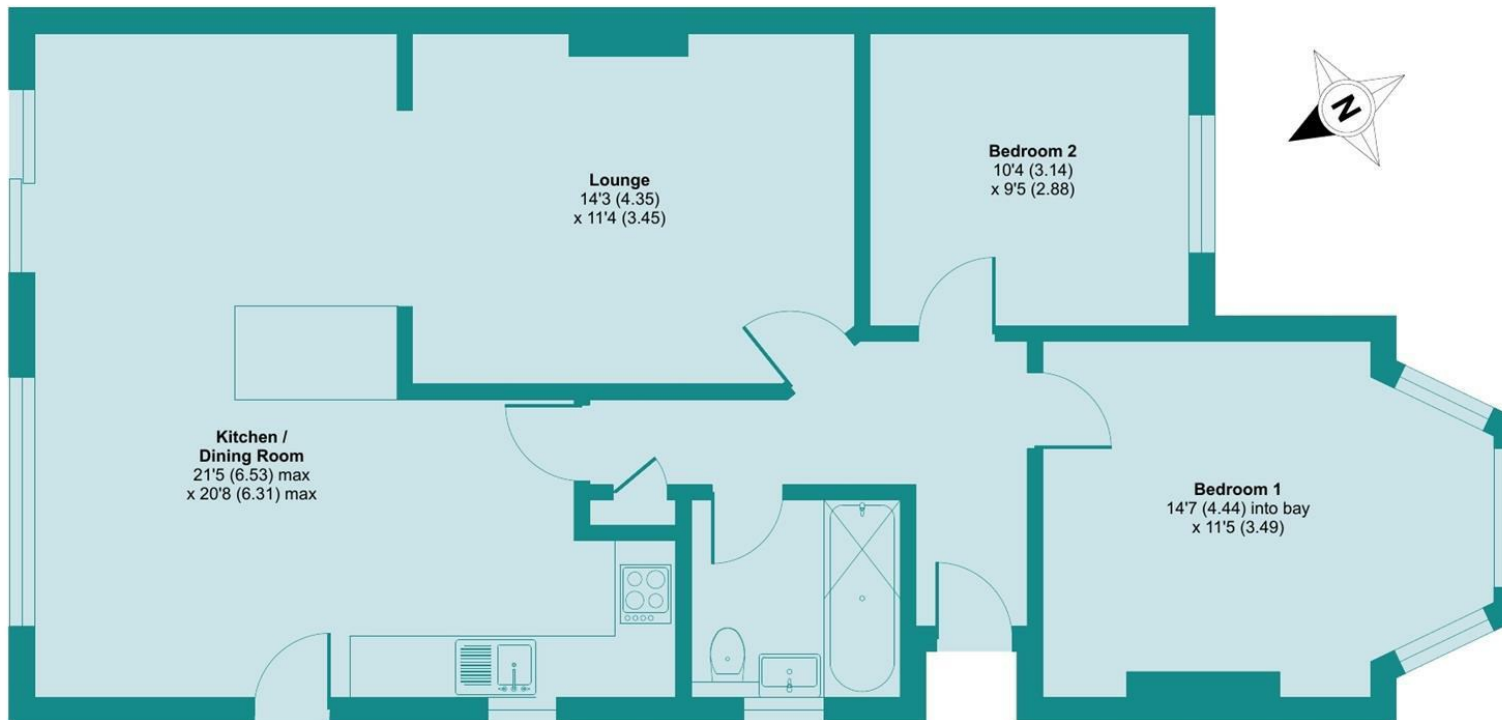


# Sherborne Way, Croxley Green, Rickmansworth, WD3 3PF

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale

**Garden**  
Approximate  
46' (14.01)  
x 24'11" (7.59)



GROUND FLOOR

**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		72
(55-68)	D	53	
(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: 1161062



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