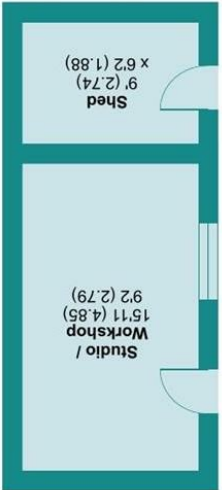


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for James Estate Agents. REF: 1217737

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



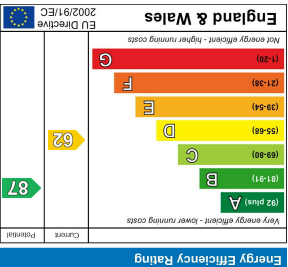
Garden  
Approximate  
30' (9.14)  
x 26'7" (8.10)



Approximate Area = 836 sq ft / 77.7 sq m  
Outbuilding = 213 sq ft / 19.7 sq m  
Total = 1049 sq ft / 97.4 sq m  
For identification only - Not to scale

Sherborne Way, Croxley Green, Rickmansworth, WD3 3PE

LOCAL AUTHORITY  
Three Rivers District Council  
TENURE  
Freehold  
COUNCIL TAX BAND  
E  
VIEWINGS  
By prior appointment only





PROPERTY SUMMARY

Two bed semi detached bungalow, newly renovated and modernised to a very high standard. Open plan lounge/diner/kitchen with bi-fold doors leading out onto the rear garden. Stylish fitted kitchen with granite worktops and some integrated appliances. Separate utility room with storage and space for appliances. Two double bedrooms. Modern shower room. South facing rear garden with decking and timber studio/workshop, fully insulated, with power. Off street parking at the front for 2/3 cars. Central village location with easy access to great schools, local shops and Met line station.

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