



GUIDE PRICE

**£630,000**

**Valley Walk**

Croxley Green, WD3 3TQ

## PROPERTY SUMMARY

NO UPPER CHAIN. An extended 1960's 3 bedroom semi detached house. Offering generous living space to include a galley style kitchen, through lounge, dining room and ground floor wet room. To the first floor there are three bedrooms and a family shower room. Other benefits include gas fired heating & UPVC double glazed. The location affords easy access to Croxley Met line station. Front and rear gardens. Potential to extend STPP.

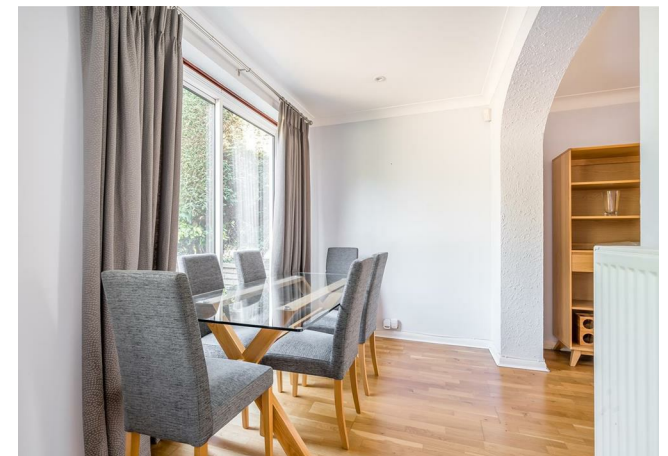
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# Valley Walk, Croxley Green, Rickmansworth, WD3 3TQ

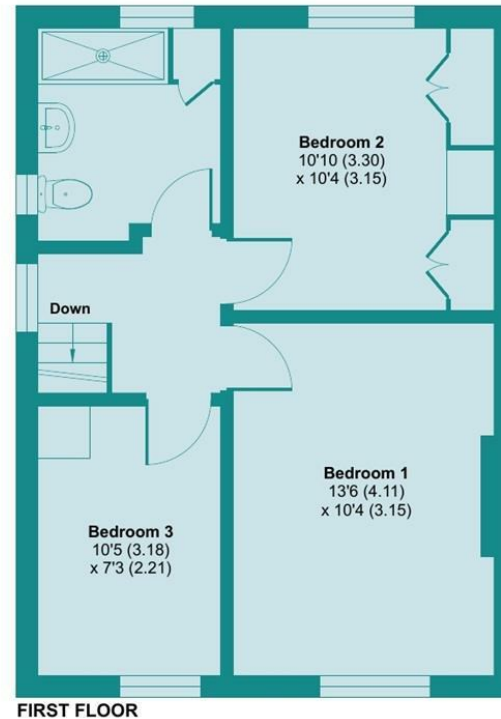
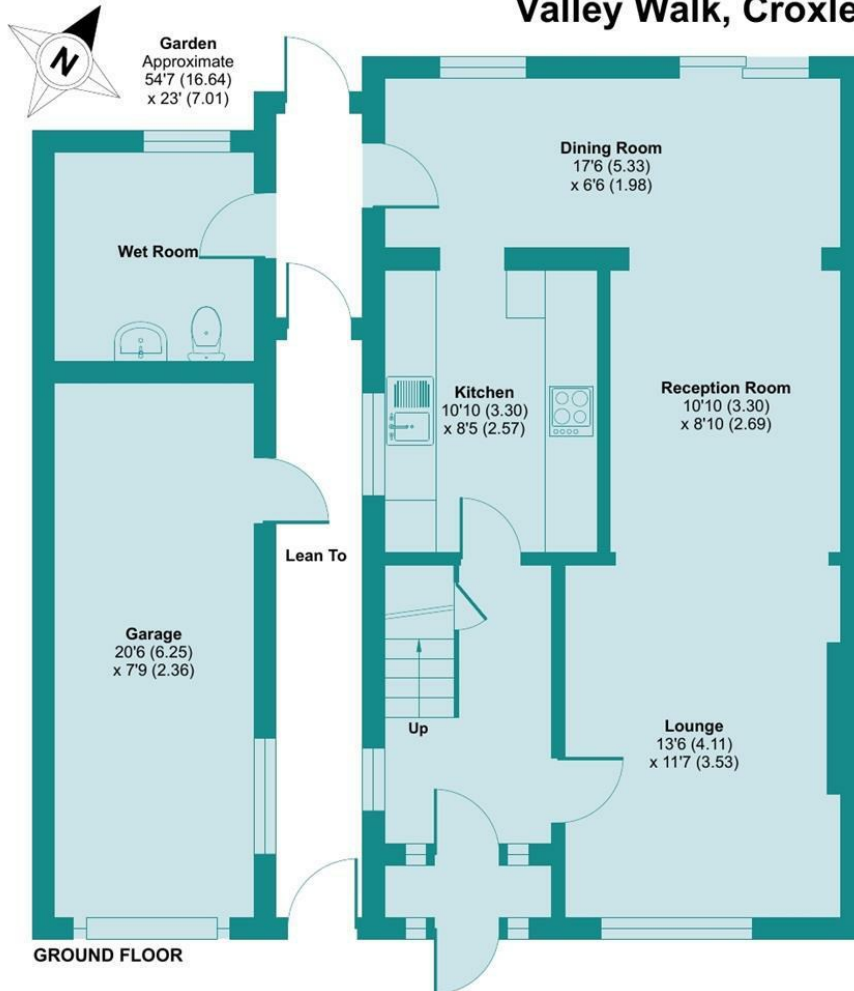
**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Approximate Area = 998 sq ft / 92.7 sq m (excludes lean to)  
Garage = 157 sq ft / 14.5 sq m  
Outbuilding = 61 sq ft / 5.6 sq m  
Total = 1216 sq ft / 112.8 sq m  
For identification only - Not to scale



| 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                             |   | 65                      | 80        |
|   |   | 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: 1167859



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