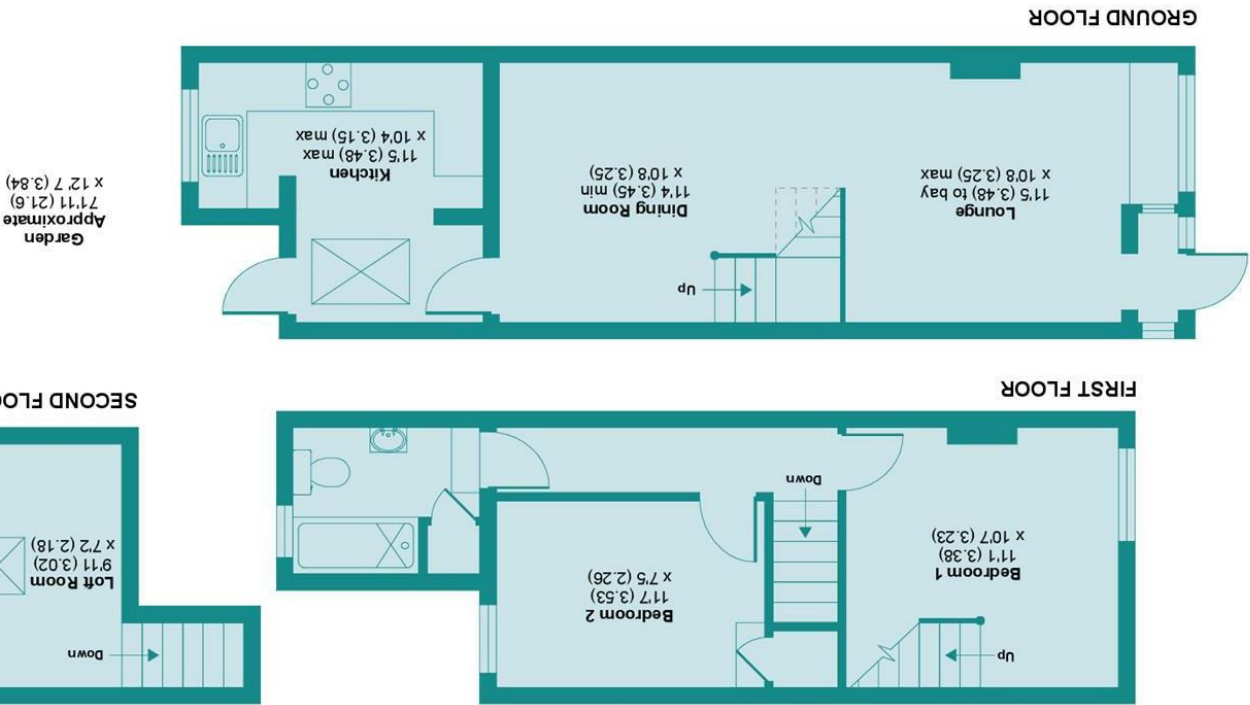


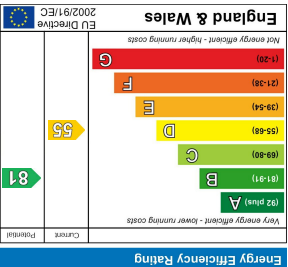
RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. REF: 789803
Produced for James Estate Agents



Approximate Area = 799 sq ft / 74.2 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Total = 871 sq ft / 80.9 sq m
For identification only - Not to scale

New Road, Croxley Green, Rickmansworth, WD3 3HE

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



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



PROPERTY SUMMARY

This attractive two-bedroom Victorian cottage on New Road, spans approximately 799 square feet and offers a delightful blend of character and modern living. Upon entering the property you are welcomed into a through lounge leading into a modern functional kitchen. The first floor features two bedrooms, along with a large family bathroom all located conveniently off landing. The master bedroom boasts a unique mezzanine area, currently utilised as an office, offering additional space. The property is complemented by a generous 77-foot rear garden. The front of the house features a paved area with parking for one vehicle, adding to the convenience of this lovely home. Situated in the heart of the village, residents will benefit from easy access to local amenities and highly regarded schools. Additionally, the nearby Metropolitan Line station ensures excellent transport links for those commuting to London or beyond.

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