

GUIDE PRICE

**£570,000**

**Watford Road**

Croxley Green, WD3 3DD



## PROPERTY SUMMARY

This 3 bed semi detached property spans an impressive 888 square feet and features a well-thought-out layout that is ideal for families. Upon entering, you are greeted by a welcoming hallway leading to two reception rooms and a functional kitchen. Upstairs, you will find two double bedrooms, alongside a cosy single bedroom, perfect for children or as a home office. The family bathroom is conveniently located to serve all bedrooms. The property boasts a private rear garden. Additionally there is parking available on the front for 2 vehicles. One of the standout features of this home is its proximity to local amenities and transport links. A short walk will take you to the Metropolitan line station, while the nearby village amenities provide everything you need for day-to-day living. With no upper chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a friendly community, this semi-detached house on Watford Road is a wonderful opportunity not to be missed.

3



1



2









# Watford Road, Croxley Green, Rickmansworth, WD3 3DD

Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

Three Rivers District Council

## TENURE

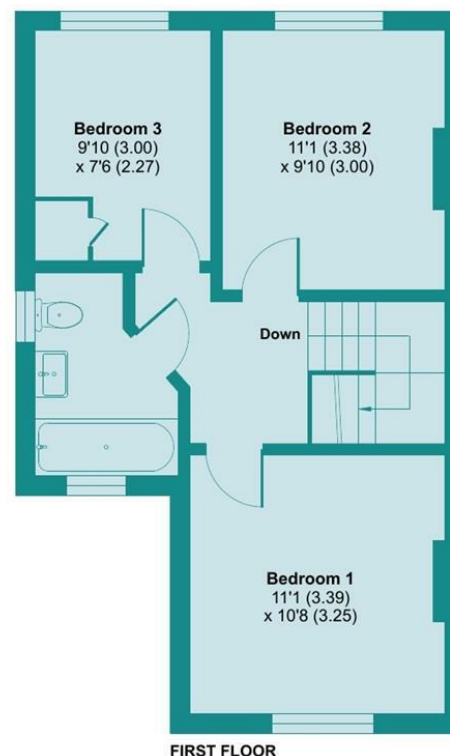
Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
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 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1269328



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