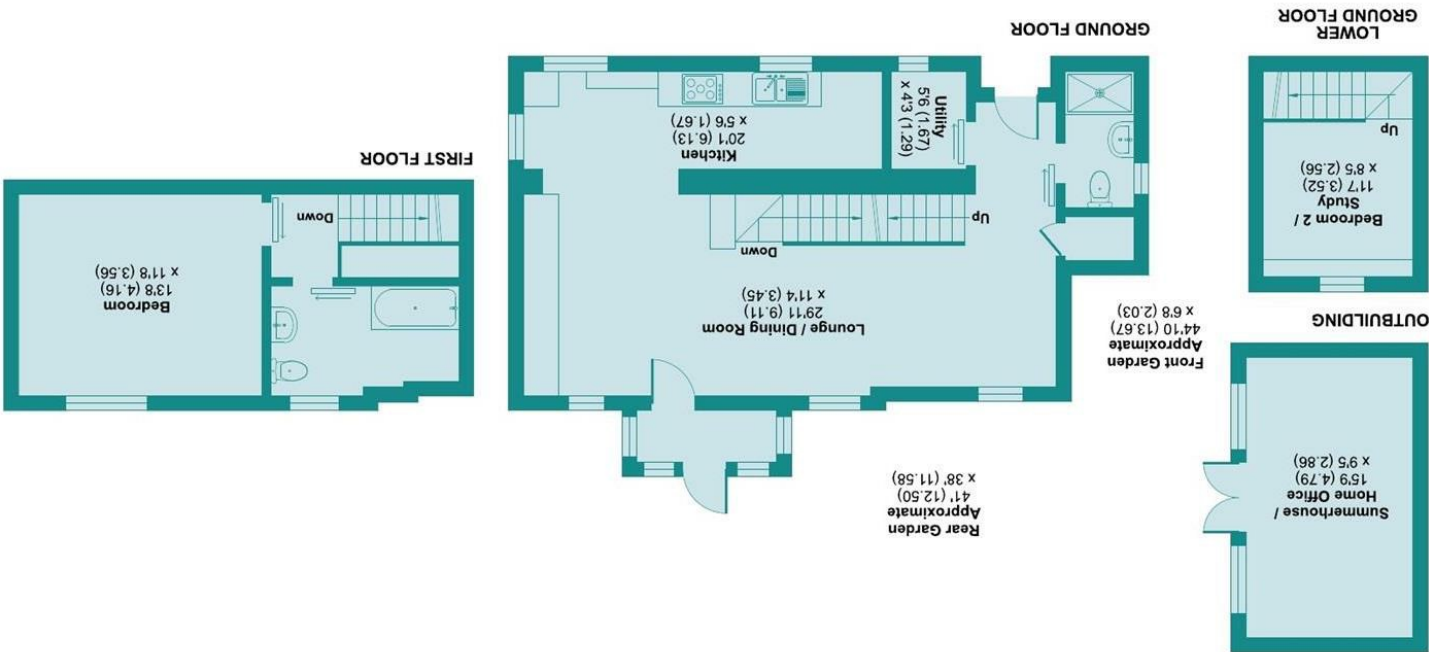


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for James Estate Agents. REF: 1280083



Approximate Area = 974 sq ft / 90.4 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 1121 sq ft / 104 sq m
For identification only - Not to scale

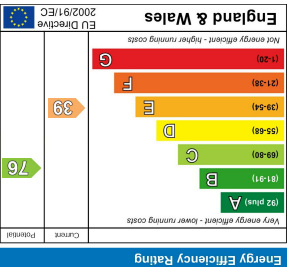
Southview, The Green, Croxley Green, Rickmansworth, WD3 3HT

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWS
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 unique detached house built in the mid 1900's has been refurbished and upgraded in recent years and offers three floors of modern living space within a period Victorian property. Set in the heart of the conservation area with beautiful views over The Green. On the ground floor there is an open plan kitchen/living/dining room, the hub of the home. There is also a ground floor shower room and separate utility area. A feature staircase leads to the first floor with vaulted ceilings. Accommodation includes a lovely principal bedroom and well appointed generous sized bathroom. From the lounge there are stairs down to a cellar with options for this space to be used as an additional bedroom/home office/studio. The south facing walled front garden is private and secluded and houses a substantial Summerhouse, with flexible uses. To the rear is a courtyard style garden with lovely views over The Green and double gated access for private off street parking. The property is double glazed, has gas central heating with underfloor heating to the ground floor living space and is sold with no onward chain.

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