
 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: 1284281

**GROUND FLOOR**

**Lounge**  
13'11 (4.24) max x 13'6 (4.11) max

**Dining Room**  
18'11 (5.77) max x 7' (2.13) max

**Kitchen**  
9'10 (3.00) x 6'7 (2.01)

**Bedroom 1**  
12'3 (3.73) min x 10'10 (3.30) max

**Bedroom 2**  
13'10 (4.22) max x 11'4 (3.45) max

**OUTBUILDING**


**Shed**  
7'6 (2.29) x 5'2 (1.57)



Approximate Area = 790 sq ft / 73.4 sq m  
 Outbuilding = 38 sq ft / 3.5 sq m  
 Total = 828 sq ft / 76.9 sq m

For identification only - Not to scale

Grove Crescent, Croxley Green, Rickmansworth, WD3 3JU

		<b>England &amp; Wales</b>	
		Not energy efficient - higher running costs	
		G	
		F	
		E	
		D	
		C	
		B	
		A	
		Very energy efficient - lower running costs	
		77	
		69	
		Current	
		Potential	

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWSINGS**  
By prior appointment only





PROPERTY SUMMARY

Rarely available spacious ground floor apartment located close to local shops, Met line station, both senior & junior schools and the popular village green. Accommodation includes; communal entrance with double glazed front door into; hallway, dining room, kitchen, lounge, two double bedrooms, a family bathroom and a separate toilet. Outside there are communal gardens, a storage shed and on street parking.

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