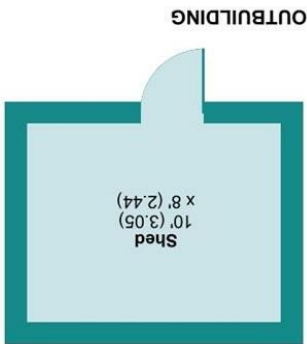


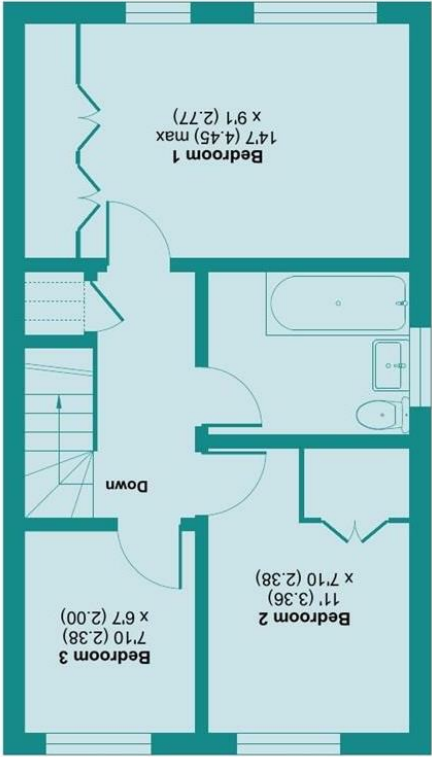
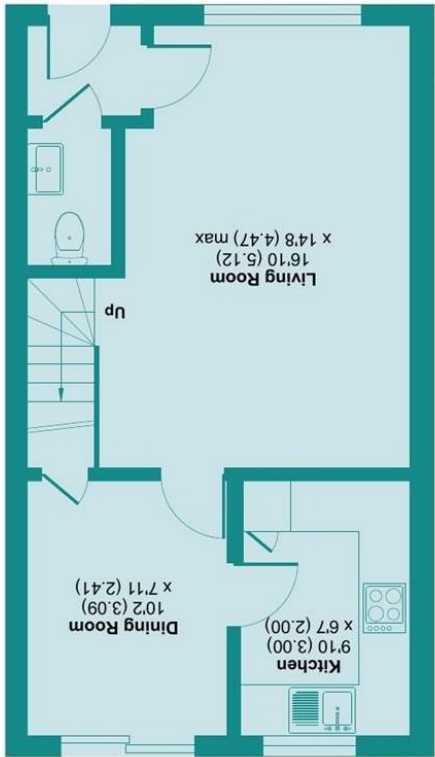
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025.  
Produced for James Estate Agents. REF: 1279153



Denotes restricted  
head height



Garden  
Approximate  
73' (22.26)  
x 19.8 (6.00)



Approximate Area = 802 sq ft / 74.5 sq m  
Limited Use Area(s) = 10 sq ft / 0.9 sq m  
Outbuilding = 76 sq ft / 7 sq m  
Total = 888 sq ft / 82.4 sq m  
For identification only - Not to scale

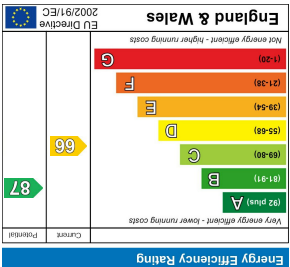
## Manor Way, Croxley Green, Rickmansworth, WD3 3LY

LOCAL AUTHORITY  
Three Rivers Council

TENURE  
Freehold

COUNCIL TAX BAND  
E

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

GUIDE PRICE

£570,850

MANOR WAY

CROXLEY GREEN, RICKMANSWORTH, WD3 3LY

PROPERTY SUMMARY

This delightful semi-detached house on Manor Way is being sold chain free. Spanning 802 square feet, the property features 3 bedrooms, making it an ideal home for families.

Upon entering, you are greeted by a well proportioned lounge that leads to a separate dining room (with large downstairs cupboard). From the dining room you access the functional fitted kitchen. A downstairs WC adds to the practicality of the home. Upstairs, you will find two double bedrooms alongside a cosy single bedroom, complemented by a family bathroom.

The outdoor space is equally appealing, with a garden primarily laid to lawn, bordered by mature shrubs with the added convenience of an outside tap. Additionally, the property boasts off-street parking for two vehicles, a valuable feature.

One of the standout aspects of this home is its potential for extension, with the possibility of a loft conversion, subject to planning permission. This offers the opportunity to further personalise the space to suit your lifestyle.

Conveniently situated, the property is within close proximity to local shops, schools, and various amenities, making it an excellent choice for families and professionals alike.

3



1



2



