

GUIDE PRICE

£610,000

Canterbury Way

Croxley Green, Rickmansworth, WD3 3SS

PROPERTY SUMMARY

NO UPPER CHAIN. Classic 1930's three bedroom semi detached house . An opportunity to create a lovely family home in a prime location. Scope to extend STPP. It is in need of complete refurbishment and updating but priced accordingly. Current accommodation includes; lounge, dining room and kitchen on ground floor, whilst on the first floor there are two double bedrooms, one single and a family bathroom. Outside there is off street parking, a garage to the front and a large rear garden in excess of 100'. Early viewing advised.

3



1



2





Canterbury Way, Croxley Green, Rickmansworth, WD3 3SS

LOCAL AUTHORITY

Three Rivers District Council

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

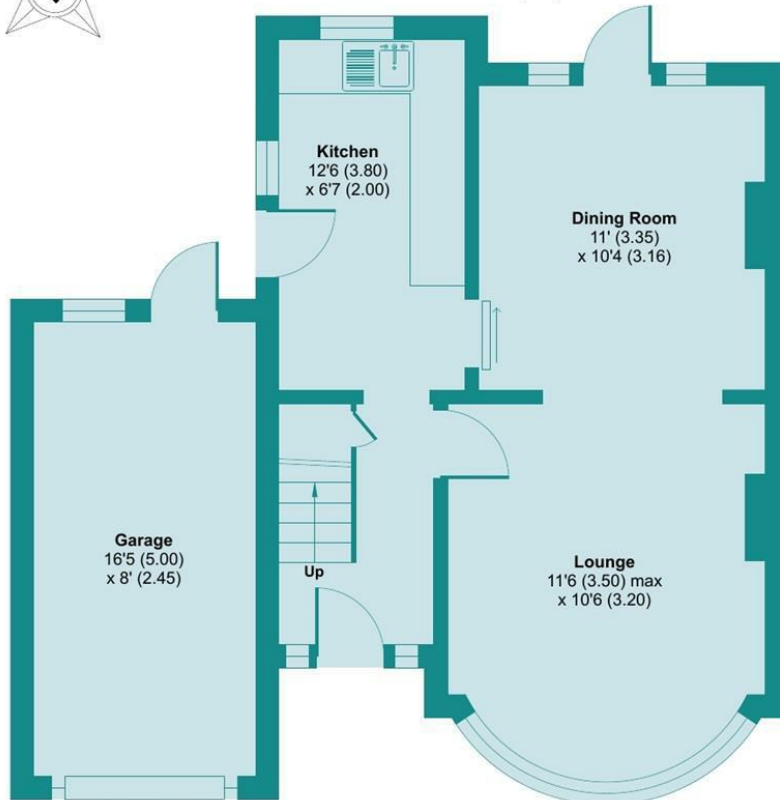
Approximate Area = 819 sq ft / 76 sq m

Garage = 132 sq ft / 12.2 sq m

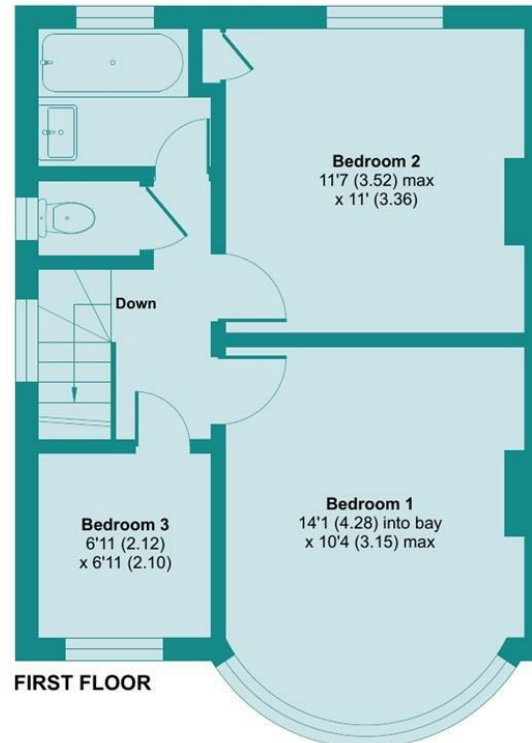
Total = 951 sq ft / 88.3 sq m

For identification only - Not to scale

Garden
Approximate
119'9 (36.51)
x 27'7 (8.41)



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	54	80
	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: 1330358



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