

GUIDE PRICE

£740,000

Dover Way

Croxley Green, Rickmansworth, WD3 3SD

PROPERTY SUMMARY

This stylish three bed semi-detached house offers a delightful blend of modern living and period elegance spanning an impressive 1,162 square feet. The ground floor offers generous living space consisting of a lounge, kitchen/diner and downstairs WC. The modern open plan kitchen/diner has bi-fold doors leading into the rear garden. The first floor comprises three well-proportioned bedrooms, two with fitted mirrored wardrobes and a contemporary family bathroom. Additional highlights of this property include a large office/garden room that presents an excellent opportunity for remote work or creative pursuits, and off-street parking for two vehicles. Situated on the quieter north side of Croxley Green and located within walking distance of Croxley Metropolitan Line Station and popular schools.

3



1



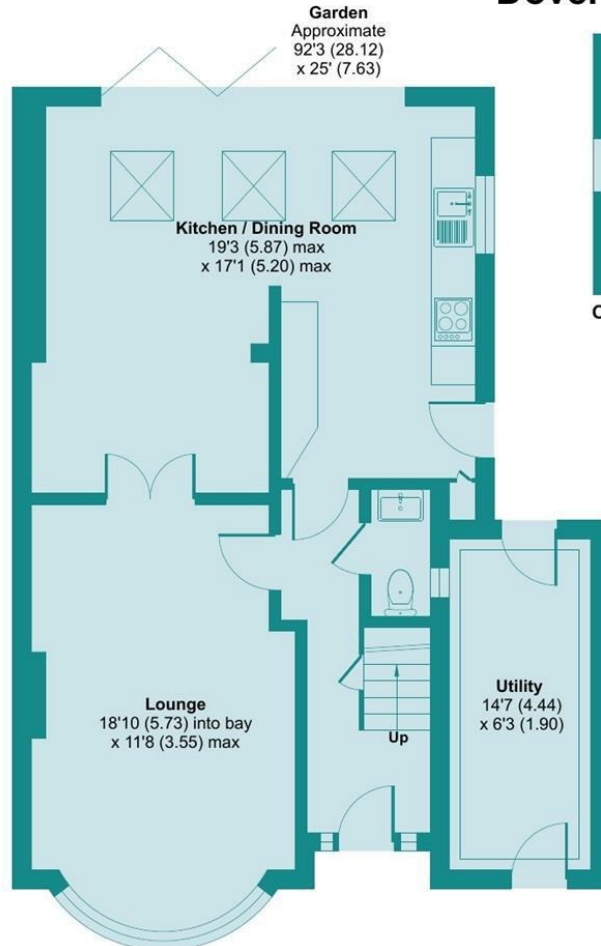
2





Dover Way, Croxley Green, Rickmansworth, WD3 3SD

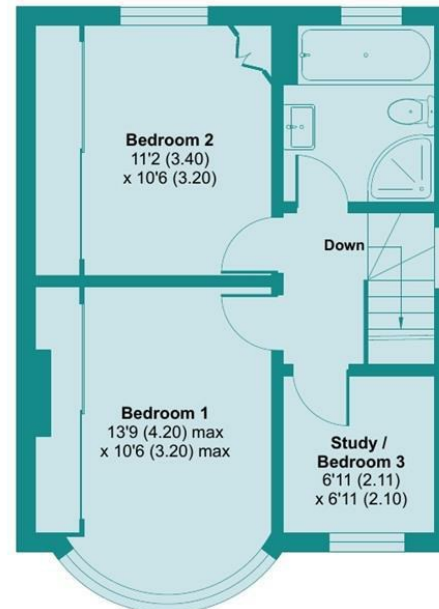
Approximate Area = 1162 sq ft / 107.9 sq m
 Outbuilding = 263 sq ft / 24.4 sq m
 Total = 1425 sq ft / 132.3 sq m
 For identification only - Not to scale



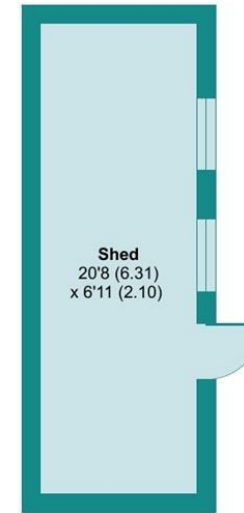
GROUND FLOOR



OUTBUILDING 2



FIRST FLOOR



OUTBUILDING 1

LOCAL AUTHORITY
 Three Rivers District Council

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
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: 1345766