

**LOCAL AUTHORITY** 

Freehold

**TENURE** 

**NIEMINGS** 

By prior appointment only

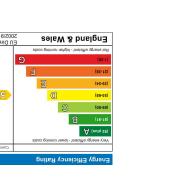
COUNCIL TAX BAND

Three Rivers District Council

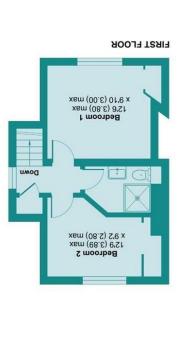
The Green, Croxley Green, Rickmansworth, WD3 3HT

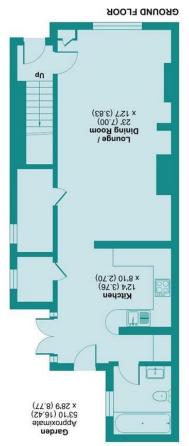
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For identification only - Not to scale



advised to recheck the measurements be relied upon and potential buyers/tenants are taken to ensure their accuracy, they should not purposes only and whilst every care has been approximate and are for general guidance guidance purposes only. All measurements are to prepare these particulars, they are for Agents Note: Whilst every care has been taken





Floor plan produced in accordance with RICS Property Messurement 2nd Edition, Incorporating International Property Messurement Standards (IPMS2 Residential). Produced for James Estate Agents. REF: 1364803





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## **PROPERTY SUMMARY**

Location, location. This charming semi-detached cottage offers a delightful blend of character and modern living. Originally built in the 1880s, the property boasts a prime location within a conservation area, providing stunning views over The Green. From the hallway you are welcomed into a spacious main reception room that seamlessly combines a comfortable lounge area at the front with a dining space to the rear. The room is complemented by two generous cupboards, providing ample storage. The fitted kitchen, equipped with French doors, opens directly onto the private south-facing garden, creating an ideal space for al fresco dining and relaxation. A convenient downstairs bathroom adds to the practicality of the home. The first floor features two well-proportioned bedrooms, with the main bedroom overlooking the front and the second bedroom situated at the rear. An upstairs shower room enhances the functionality of the layout. The property also benefits from parking for one vehicle at the front and has garden access directly onto The Green via a gravel driveway. Residents will appreciate the short walk to Croxley Metropolitan line station, excellent schools, and a variety of village amenities, making this home not only charming but also incredibly convenient for everyday living. This enchanting cottage is a rare find.

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