



GUIDE PRICE

**£575,000**

**New Road**

Croxley Green, WD3 3EP

## PROPERTY SUMMARY

NO UPPER CHAIN. Three bedroom semi detached house with huge potential, ideal for a DIY enthusiast. Some refurbishment works have been carried out but there is a considerable amount of work outstanding. The property is priced to sell in its current condition. Scope to extend to a large family home (subject to planning consent). Garden approx. 137ft. Downstairs accommodation consists of hallway, 2 reception rooms and kitchen. To the first floor are 3 bedrooms and a family bathroom (currently only has a fitted working toilet). South facing garden and off-street parking. Ideally located close to The Green on the vibrant New Road. Within walking distance of Croxley Metropolitan Line Station, local amenities and excellent schools.

3



1



2



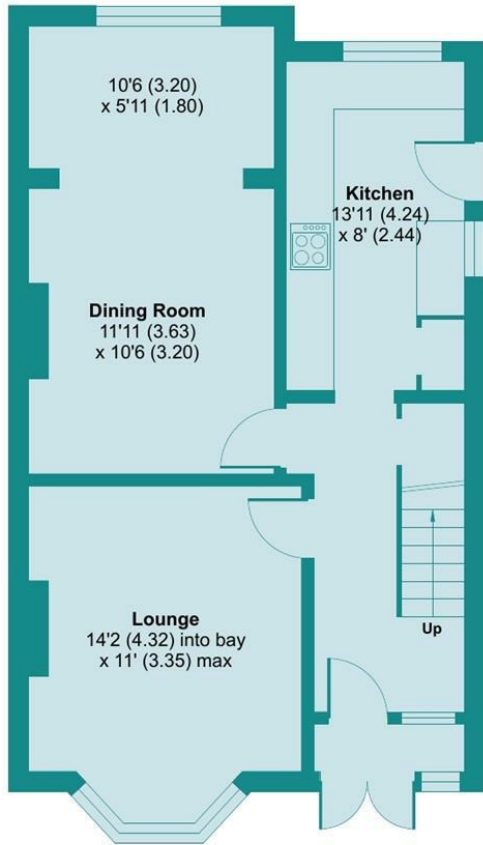


# New Road, Croxley Green, Rickmansworth, WD3 3EP

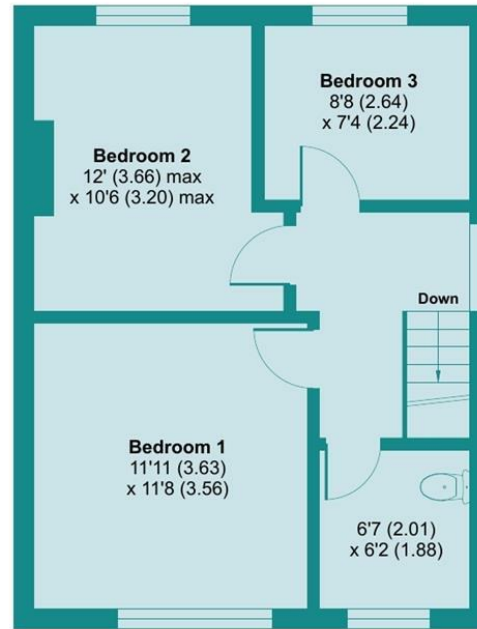
Approximate Area = 1022 sq ft / 94.9 sq m  
For identification only - Not to scale



**Garden**  
Approximate  
137'8 (41.96) x 23'11 (7.29)



GROUND FLOOR



FIRST FLOOR

**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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1096499



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