



A STYLISH & MODERN THREE BEDROOM, TWO BATHROOM FAMILY HOME

Watford Road, Croxley Green, Rickmansworth, Herts, WD3 3ED

ROBSONS

- LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM/UTILITY ROOM
- CONSERVATORY/FAMILY ROOM
- GROUND FLOOR SHOWER ROOM WITH WC
- PRINCIPAL BEDROOM
- TWO FURTHER BEDROOMS & A LOFT ROOM
- FAMILY BATHROOM
- STUNNING REAR GARDEN & SUMMER HOUSE
- OFF-STREET PARKING
- POTENTIAL TO EXTEND (STPP)

Showcasing stylish and modern interiors throughout with an attractive rear garden, is this three-bedroom detached family home with scope to extend (STPP), situated within easy reach of local amenities, highly regarded schools and transport links.

The ground floor comprises an entrance hallway with stairs to the first floor, a shower room with wc and a storage cupboard. There is a spacious, modern open-plan living dining room that flows effortlessly through to a beautiful conservatory/family room with French doors opening out to the garden. The kitchen/breakfast room also overlooks the garden and offers a variety of handles units with integrated appliances and a breakfast bar. A door from the kitchen leads to a separate utility room and a garage.





To the first floor there is a master bedroom with fitted wardrobes, two further well-appointed bedrooms and a modern, fully tiled bathroom. The second floor hosts a loft room with fitted wardrobes, three skylights and eaves storage.

Externally, this lovely home boasts a large, well-maintained rear garden that is laid to lawn with a patio area to enjoy outside dining and a summer house. To the front of the property is a driveway allowing off-street parking, a small garden and side access to the rear.

Picturesque Croxley Green provides the perfect backdrop as it offers village charm in the rural suburbs of Hertfordshire. The property is within easy reach of Croxley Green and Rickmansworth town centres with its wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junctions 17 and 18 connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages.

Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax: Band F
Energy Efficiency Rating: Band D



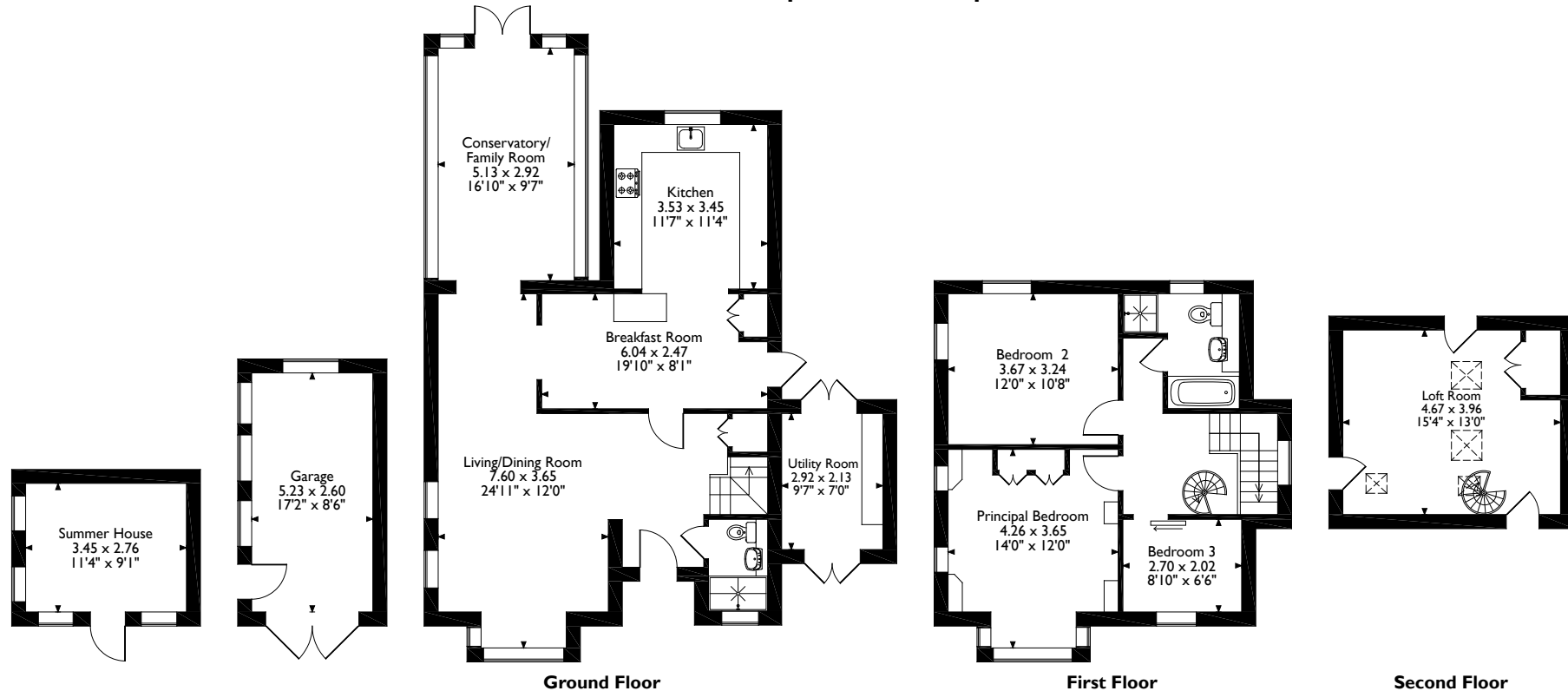
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Approximate Gross Internal Area
Main House = 140 Sq M/1507 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Outbuilding = 16 Sq M/173 Sq Ft

Total = 169 Sq M/1820 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



130 High Street, Rickmansworth, Hertfordshire, WD3 1AB

Tel: 01923 777762 Rickmansworth@robsonswb.com

www.robsonswb.com

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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