



A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SCOPE TO EXTEND (STPP)

Norwich Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3SP

ROBSONS

Norwich Way, Croxley Green, Rickmansworth,
Hertfordshire, WD3 3SP

**RECEPTION ROOM • DINING ROOM •
KITCHEN • UTILITY ROOM & GUEST WC •
THREE BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • GARAGE •
OFF-STREET PARKING • SCOPE TO EXTEND
(STPP)**

Description

This well-presented three-bedroom semi-detached family home offers comfortable living space, an attractive rear garden, off-street parking, a garage, and excellent scope to extend (STPP). Ideally located for highly regarded schools, superb transport links, and a variety of local amenities, this property is perfect for growing families and commuters alike.

On the ground floor, you are welcomed by a bright and inviting front-aspect reception room featuring a charming fireplace, creating a warm focal point. The spacious dining room, ideal for entertaining, enjoys French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.





The modern kitchen is fitted with a wide range of fitted units, integrated appliances, and offers space for a small dining table, chairs, or a breakfast bar for casual dining. Adjacent to the kitchen is a convenient utility room and a guest WC.

Upstairs, the property boasts three well-appointed bedrooms, two of which feature fitted wardrobes, along with a family bathroom.

Externally, the delightful rear garden is mainly laid to lawn, bordered by mature shrubs and flowerbeds, with a patio area perfect for outdoor dining and relaxation. To the front, there is a driveway providing off-street parking and access to the garage.

Location

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 supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The area is well served for good quality private and state schools.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

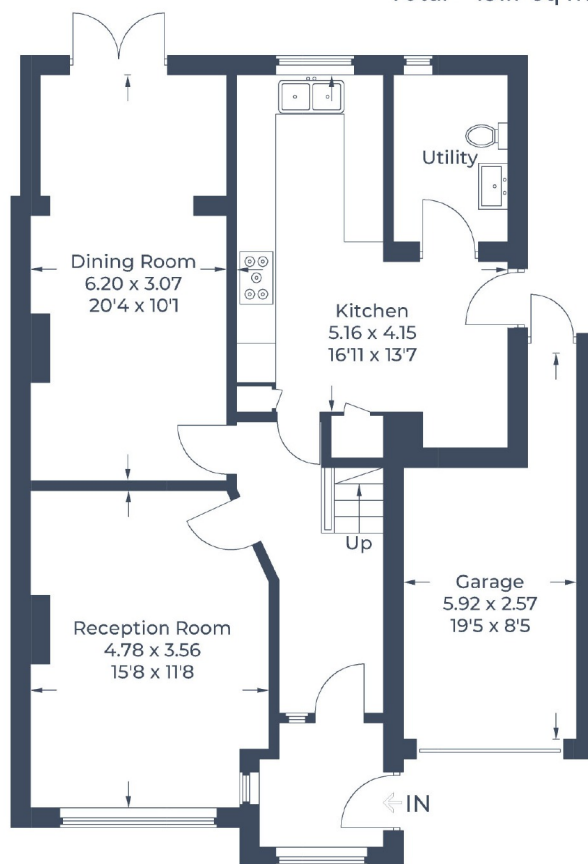
Council Tax Band: E

Energy Efficiency Rating: E

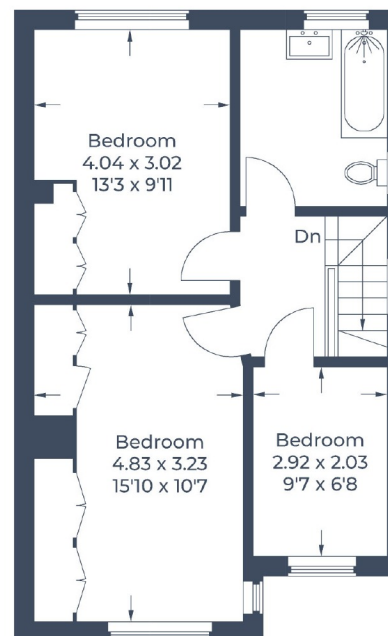
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 72.6 sq m / 781 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 131.7 sq m / 1,417 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons

ROBSONS

130 High Street, Rickmansworth WD3 1AB
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.