



A WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME

Hastings Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3SG

ROBSONS

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**RECEPTION ROOM • GUEST WC • UTILITY
ROOM • KITCHEN/DINING/FAMILY ROOM •
THREE BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • HOME OFFICE •
OFF-STREET PARKING**

Description

A well-presented three-bedroom semi-detached home offering over 1,300 sq. ft. of comfortable living space with an extended kitchen diner with bi folds. This well maintained property features a large rear garden with a dedicated home office and the convenience of off-street parking.

Ideally situated within easy reach of local amenities, highly regarded schools, and excellent transport links, this home is perfect for families and professionals alike.

The ground floor boasts a front-aspect reception room and a stunning open-plan kitchen/dining/family room, enhanced by a skylight and bi-fold doors that seamlessly connect the indoors with the garden.





The modern fitted kitchen offers ample storage, integrated appliances including a microwave oven and fridge freezer and a generous breakfast bar. Off the hallway, there is a utility room and a guest WC for added convenience.

Upstairs, three well-appointed bedrooms are complemented by a stylish family bathroom.

Outside, the attractive rear garden features a patio area, ideal for outdoor dining, along with a fully equipped home office. To the front, a private driveway provides off-street parking, with side access leading to the rear garden.

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 M25 motorway is available at both junctions 17 and 18 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: E

Energy Efficiency Rating: C

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



Approximate Gross Internal Area
 Ground Floor = 67.6 sq m / 728 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Outbuildings = 14.9 sq m / 160 sq ft
 Total = 122.5 sq m / 1,318 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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