



A CHAIN FREE MODERN THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME

Appleby Drive, Croxley Green, Rickmansworth, Hertfordshire, WD3 3FP

ROBSONS

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**LIVING/DINING ROOM •
KITCHEN/BREAKFAST ROOM • GUEST WC •
PRINCIPAL BEDROOM WITH EN-SUITE • TWO
FURTHER BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • OFF-STREET
PARKING • GARAGE • NO ONWARD CHAIN**

Description

Situated within the sought-after Old Merchant Taylors development in Croxley Green, this three-bedroom detached family home is offered to the market with no onward chain. The property benefits from off-street parking, a integral garage, and an attractive rear garden, making it an ideal choice for families and commuters alike. It is conveniently located for local amenities, excellent transport links and a selection of schools.

Upon entering, you are welcomed by a small hallway with access to a guest WC. From here, you enter the bright and spacious living/dining room, which features stairs leading to the first floor.





The kitchen/breakfast room sits at the rear of the property, overlooking the garden and offers a good range of fitted units and integrated appliances. French doors open out onto the patio, providing a lovely space for outdoor dining and relaxation.

On the first floor, the principal bedroom benefits from its own en-suite shower room. There are also two further bedrooms and a modern family bathroom.

Outside, the rear garden features a patio area and a well-maintained lawn. To the front, the property boasts a driveway and an integral garage, which includes a rear door providing direct access to the 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 the major 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 for all ages.

Additional Information

Tenure: Freehold

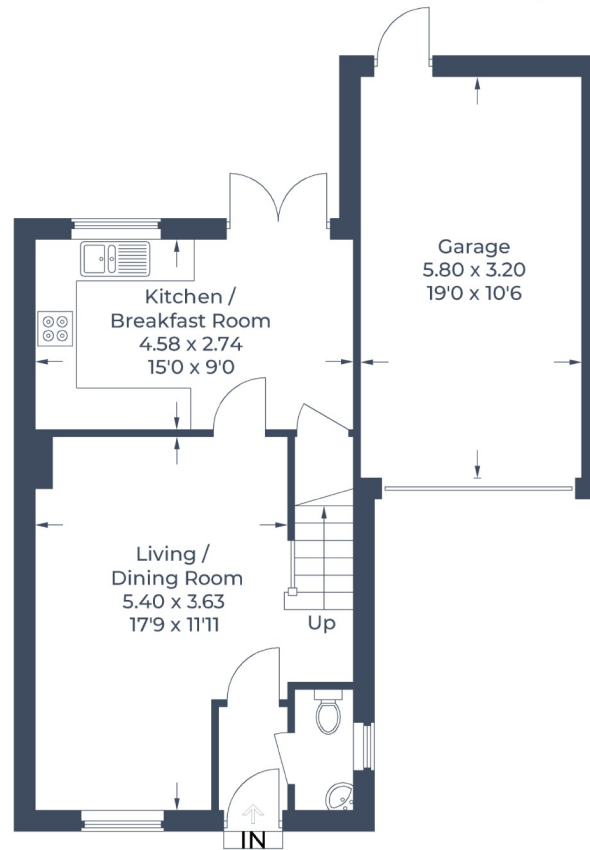
Local Authority: Three Rivers District Council

Council Tax Band: F Energy Efficiency Rating: C

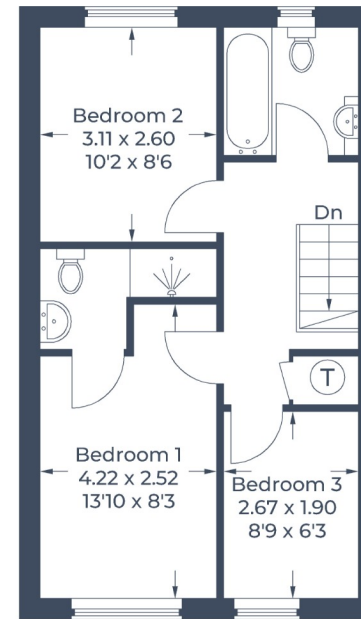
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 56.7 sq m / 610.5 sq ft
 First Floor = 38.0 sq m / 409.0 sq ft
 Total = 94.7 sq m / 1,019.5 sq ft
 (Including Garage)



Ground Floor



First Floor

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