



STEVEN ROSENTHAL

exp[®] UK

@ steven.rosenthal@exp.uk.com

🌐 .stevenrosenthal.exp.uk.com

☎ 07884 131 817

32 Copthorne Road, Croxley Green, Hertfordshire, WD3 4AQ

Charming three bedroom detached family home situated on one of Croxley Green's finest roads.

- Attractive Three Bedroom Detached Family Home
- Situated on One of Croxley Green's Finest Roads
- Occupying a Large Third-Acre Plot
- Two Bright Reception Rooms and Kitchen
- Spacious Entrance Hall and Cloakroom
- Family Bathroom with Separate W/C
- Expansive Mature Front and Rear Gardens
- Driveway Parking, Garage and Outbuilding
- Huge Scope to Extend and Renovate (S.T.P.P)
- No Onward Chain

An attractive three-bedroom detached family home, situated on arguably Croxley Green's finest road. The property occupies a generous third-acre plot and offers excellent potential for extension, renovation, and remodelling (subject to the usual consents) to create your dream family home. Upon entering, you are welcomed by a spacious entrance hall. Off the hall, there is a bright living room with doors leading to the garden, a charming dining room, a cloakroom, and a kitchen/breakfast room. On the first floor, there are three bedrooms and a family bathroom with a separate W/C, all accessed from the landing. Externally, the property features an outbuilding used as a utility/workroom, ample driveway parking, expansive mature front and rear gardens, and a garage. The house is being sold with no onward chain, and an early viewing is highly recommended to avoid disappointment.





Croxley Green is a large village, known for its picturesque green, annual events, and popular pubs. It offers a range of local amenities, with more extensive shopping and leisure options in nearby Watford and Rickmansworth. Croxley Underground Station provides easy access to London, and the M25 is accessible via junctions 18 or 19. The area also boasts excellent state, grammar, and private schools.

Tenure: Freehold | Council Tax Band: G | EPC Rating: D



Approximate Gross Internal Area (Including Garage)

Ground Floor = 69.9 sq m / 752 sq ft

First Floor = 55.4 sq m / 596 sq ft

Outbuilding = 9.8 sq m / 105 sq ft

Total = 135.1 sq m / 1,453 sq ft



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

© CJ Property Marketing Produced for EXP Steve Rosenthal