



STEVEN ROSENTHAL

exp[®] UK

@ steven.rosenthal@exp.uk.com

www.stevenrosenthal.exp.uk.com

☎ 07884 131 817

7 Lewes Way, Croxley Green, Hertfordshire, WD3 3SN

An impressive modern three-bedroom detached house in a highly sought-after residential location in Croxley Green.

- Stunning super modern three bedroom detached house
- Bright and spacious sitting room
- Superb open plan kitchen / dining / living room
- Practical utility room and ground floor shower room
- Large contemporary family bathroom
- Generous sized garden, driveway parking and garage
- Potential to extend further S.T.P.P
- Motivated seller with complete onward chain
- Close to excellent schools
- Full of natural light throughout

A stunning, super-modern three-bedroom detached home, perfectly located in a sought-after residential area of Croxley Green. Beautifully designed and immaculately presented, this stylish property offers spacious, versatile living accommodation ideal for modern family life. The ground floor boasts a bright and spacious sitting room, a superb open-plan kitchen / dining / living area ideal for entertaining, and a practical utility room alongside a convenient ground floor shower room. Upstairs, you'll find three well-appointed bedrooms and a large contemporary family bathroom, finished to a high standard throughout. Externally, the home benefits from a generous-sized garden, driveway parking, and a garage, offering plenty of space for outdoor living and storage. There is also potential to extend further (STPP), making this a fantastic long-term investment. The property is being sold by a motivated seller with a complete onward chain.



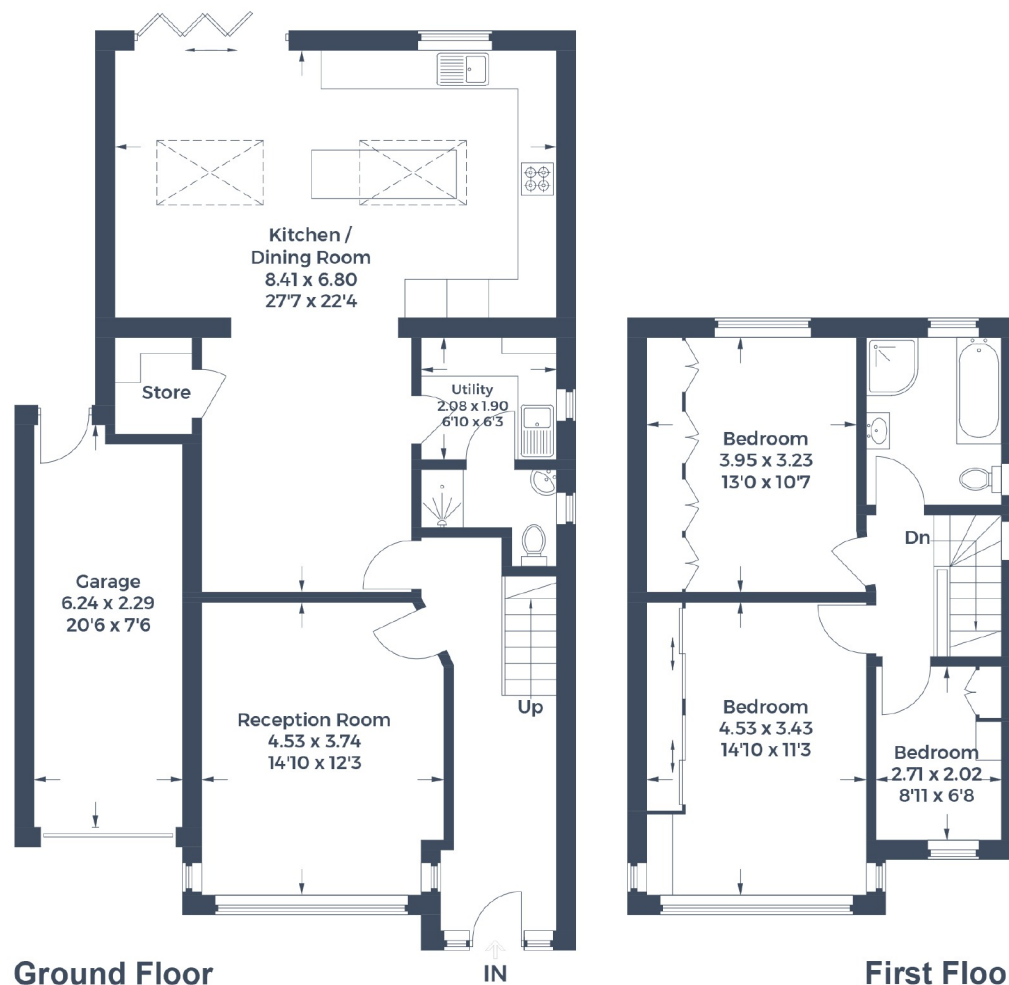


Croxley Green is a large village, known for its picturesque green, annual events and popular pubs. It offers a range of local amenities, with more extensive shopping and leisure options in nearby Watford and Rickmansworth. Croxley Underground Station provides easy access to London, and the M25 is accessible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

Tenure: Freehold | EPC Rating: C | Council Tax Band: F



Approximate Gross Internal Area
 Ground Floor = 81.6 sq m / 878 sq ft
 First Floor = 45.8 sq m / 493 sq ft
 Garage = 14.4 sq m / 155 sq ft
 Total = 141.8 sq m / 1,526 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Produced for Steven Rosenthal