

Durrants Drive, Croxley Green, Hertfordshire, WD3 3NR



**£599,950 Freehold**  
**2 Bedroom Semi Detached Bungalow**

A most spacious TWO BEDROOM SEMI DETACHED BUNGALOW situated in a quiet location in Croxley Green.

- NO CHAIN
- LARGE LIVING ROOM
- MODERN KITCHEN
- TWO BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- GARAGE
- DRIVEWAY
- PLANNING PERMISSION GRANTED

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To the front of this bungalow are both bright, spacious bedrooms as well as a four-piece family bathroom suite. To the rear is a modern kitchen and a living/dining room with double doors that open onto the rear garden.

The rear garden is made up of a combination of lawn and patio areas with a good-sized decking area and to the front of the property is a driveway with space for two vehicles and side access to the garage.

The property benefits from having planning permission for both a rear extension and a loft conversion.

Croxley Green is a large village situated between the towns of Watford and Rickmansworth. There is a good selection of local shops and the village has excellent schools. Croxley Metropolitan Line station is only a mile away and there is easy access to the M25 via junctions 17 & 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2679.47 (2024-2025)
- Approx. Floor Area: 799.3 Sq ft / 74.3 Sqm
- Nearest Station: 0.8 miles Croxley Station – Metropolitan Line

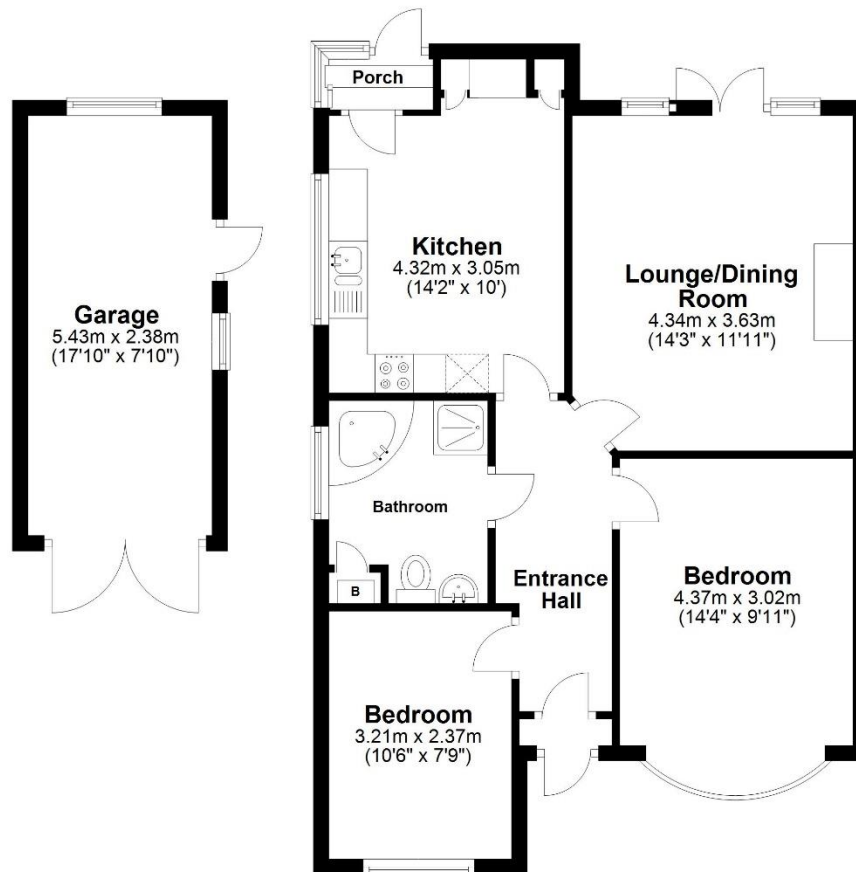


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## Ground Floor

Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE:** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

