

Mayfare, Croxley Green, Hertfordshire, WD3 3DQ



Fixed £650,000 Freehold
3 Double Bedroom Terraced House

We are pleased to bring to the market this well-presented THREE DOUBLE BEDROOM TERRACED HOUSE, in a quiet and gated residential development in Croxley Green.

- LIVING ROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- WELL-MAINTAINED REAR GARDEN
- FRONT GARDEN
- INTEGRAL GARAGE
- PARKING TO FRONT

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The ground floor offers a spacious living room, spanning across the front of the property, with double doors leading to a large kitchen/dining room. The kitchen is modern with integrated appliances and there are double doors which open out to the rear garden. The downstairs cloakroom is off the entrance porch, as well as integral access to the garage.

The first floor has three good-sized bedrooms, with bedrooms one and two benefiting from built-in storage cupboards. There is also a modern family bathroom, with ample under sink storage.

The rear garden is beautifully maintained, starting with a stone paved patio area, with steps and trellis arch leading to an area of lawn with flowered and shrubbed borders. The front garden has a small area of lawn to the side and a path leading to the front door. There is also access to the garage via an up and over door with parking to the front.

Located in a quiet and gated development, close to local shopping amenities and Croxley Metropolitan Line Station. It is also a short drive to Rickmansworth Town Centre and approximately 2 miles from Watford Town Centre with easy access to both Rickmansworth and Watford's Metropolitan and Overground stations.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2679.47 (2024-2025)
- Approx. Floor Area: 1154.3 Sq ft / 107.2 Sqm
- Nearest Station: 0.5 miles Croxley Station – Metropolitan Line

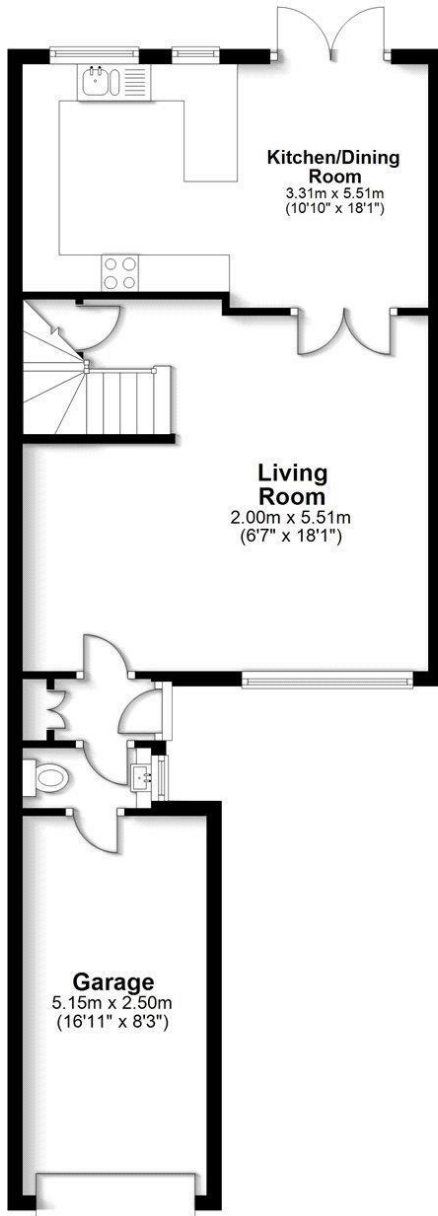


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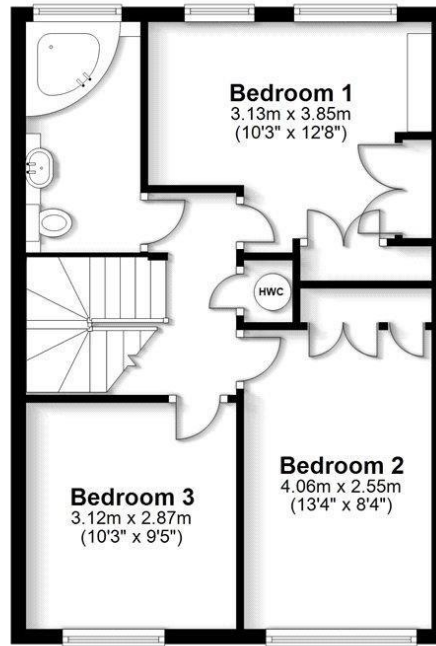
Ground Floor

Approx. 61.8 sq. metres (664.7 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 107.2 sq. metres (1154.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

