

Scots Hill, Croxley Green, Hertfordshire, WD3 3AE



£550,000 Freehold
3 Bedroom Semi Detached House

A well-presented THREE BEDROOM SEMI-DETACHED HOUSE, in Croxley Green, close to Rickmansworth School.

- OPEN PLAN LIVING / DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- CLOSE TO TOWN CENTRE AND RICKMANSWORTH & CROXLEY STATIONS

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There is a spacious and open plan living/dining/family room overlooking the front of the property modern fitted kitchen to the rear which provides access to the rear garden via a side door.

On the first floor are two good-sized bedrooms, and a modern family bathroom overlooking the rear with the added benefit of a separate walk-in shower. There is a further staircase, leading to bedroom one on the second floor.

The rear garden is beautifully maintained with a stone paved patio area and pathway, leading to an area of lawn with flowered and shrubbed borders.

Conveniently located close to both Croxley Green and Rickmansworth Metropolitan/Chiltern Line stations as well as Rickmansworth School. The M25 is reached via a drive to Junctions 17 or 18, whilst Rickmansworth and Watford's Town Centres are to the West and East respectively.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2192.29 (2024-2025)
- Approx. Floor Area: 1149 Sq ft / 106.7 Sqm
- Nearest Station: 0.7 miles Croxley Station – Metropolitan Line / 0.8 miles Rickmansworth Station – Metropolitan/Chiltern Line

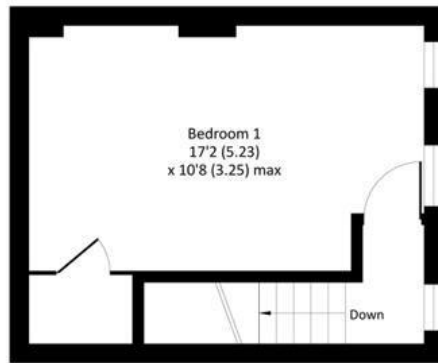


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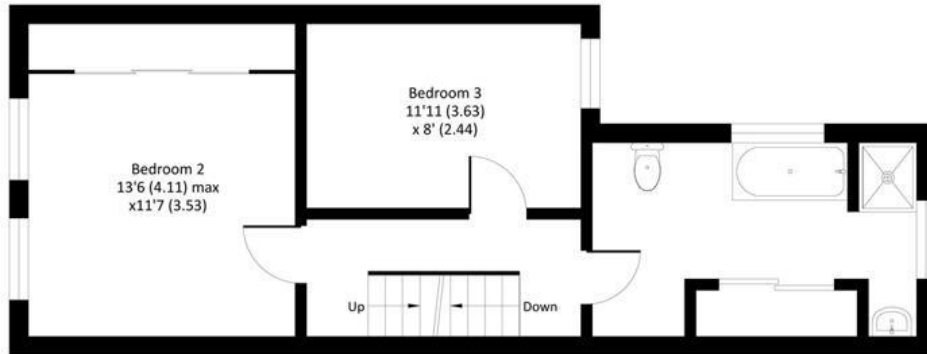


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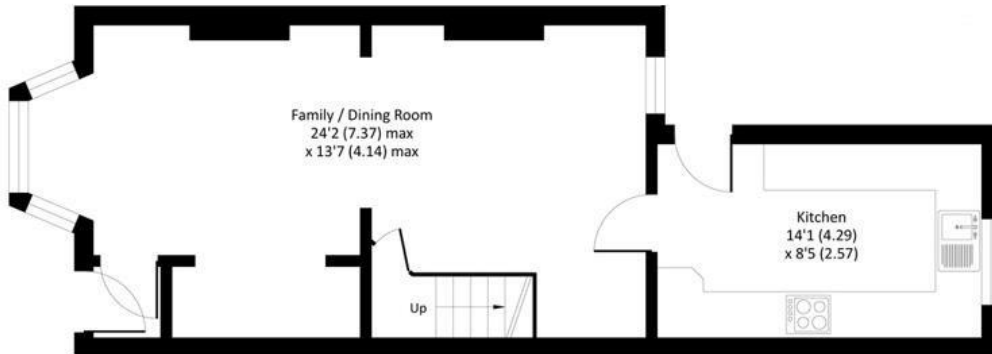
Approximate Area = 1149 sq ft / 106.7 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

