

Sycamore Road, Croxley Green, Hertfordshire, WD3 3TB



£785,000 Freehold
4 Bedroom Detached House

We are pleased to present this FOUR BEDROOM DETACHED HOUSE with potential to extend (STPP).

- SITTING ROOM
- REAR RECEPTION ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- CONSERVATORY
- REAR GARDEN
- DRIVEWAY PARKING TO FRONT

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There is a good-sized rear reception room which has double doors leading to the conservatory. There is a modern kitchen with a Rangemaster and ample storage from the wall and base cabinets and drawers. There is a downstairs cloakroom under the stairs. The first floor has four bedrooms and a modern family bathroom.

The rear garden is well-maintained, with stone paving and steps leading to a patio and an area of lawn with various flower beds and shrubbed borders to the sides and further patio area to the back with a wooden shed. There is driveway parking to the front with space for two cars.

Located in a quiet residential road, 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.

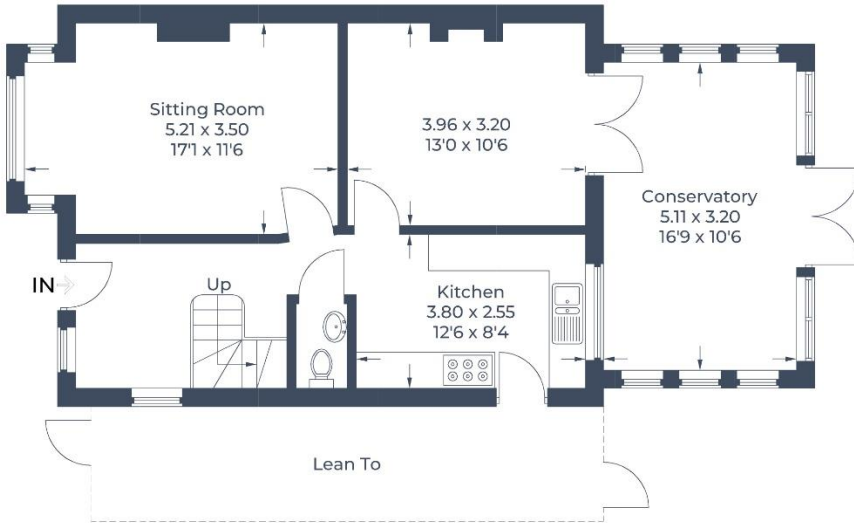
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3166.64 (2024-2025)
- Approx. Floor Area: 1317 Sq ft / 122.4 Sqm
- Nearest Station: 0.4 miles Croxley Station – Metropolitan Line



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Approximate Gross Internal Area
 Ground Floor = 71.3 sq m / 767 sq ft
 First Floor = 51.1 sq m / 550 sq ft
 Total = 122.4 sq m / 1,317 sq ft
 (Excluding Lean To)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

