

Warwick Way, Croxley Green, Hertfordshire, WD3 3SB



£695,000 Freehold

4 Bedroom Semi Detached Chalet Style Bungalow

A good-sized FOUR BEDROOM SEMI DETACHED CHALET STYLE BUNGALOW, situated on a quiet residential road, close to schools and shops.

- CHAIN FREE
- FRONT RECEPTION ROOM
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- FOUR BEDROOMS
- THREE-PIECE BATHROOM SUITE
- AMPLE STORAGE
- REAR GARDEN
- DRIVEWAY PARKING

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The ground floor of this property comprises of a long welcoming entrance hall that provides access to all downstairs rooms. There is a 14' reception room to the front, with a 23' living/dining room to the rear. There is a good-sized kitchen/breakfast room and a downstairs bedroom. A downstairs shower room and separate cloakroom complete this floor.

On the first floor there are three further bedrooms and a three-piece bathroom suite.

There is a large private garden to the rear, made up of a combination of artificial grass and patio with stony borders. To the front is a driveway with space for multiple vehicles.

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 is via junctions 17 & 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2679.47 (2024-2025)
- Approx. Floor Area: 1344 Sq ft / 124.9 Sqm
- Nearest Station: 0.8 miles Croxley Station – Metropolitan Line




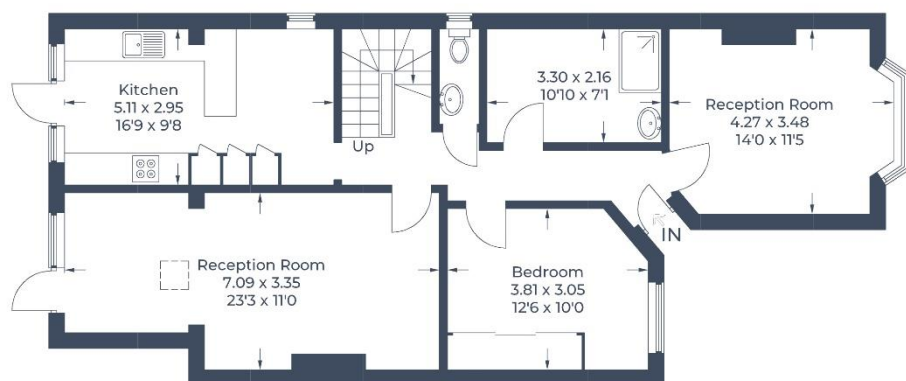
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Approximate Gross Internal Area
 Ground Floor = 84.9 sq m / 914 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Total = 124.9 sq m / 1,344 sq ft



 = Reduced headroom below 1.5m / 5'0"



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), gasfires 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		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

