

Kenilworth Drive, Croxley Green, Hertfordshire, WD3 3NW



£775,000 Freehold

## 3 Double Bedroom Semi Detached House

A beautifully presented THREE DOUBLE BEDROOM SEMI-DETACHED CHALET STYLE HOUSE, in a most sought-after residential road in Croxley Green.

- 24' LIVING/DINING ROOM
- 23' KITCHEN/RECEPTION ROOM
- DOWNSTAIRS BEDROOM
- DOWNSTAIRS BATHROOM
- UTILITY ROOM
- TWO DOUBLE BEDROOMS TO THE FIRST FLOOR
- FURTHER FAMILY BATHROOM TO FIRST FLOOR
- OFFICE/GARDEN ROOM
- REAR GARDEN



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The bright and spacious entrance hall provides access to all rooms on the ground floor. To the very front is bedroom one with built-in wardrobes. There is a spacious living/dining room to the left, with double doors providing access to the rear garden. There is a modern kitchen/reception room providing additional access to the garden and a convenient utility room. There is also a good-sized downstairs bathroom.

To the first floor are two double bedrooms, bedroom two has a double aspect of both the front and rear of the property and both bedrooms with built-in wardrobes. There is also a second modern family bathroom.

The rear garden is mainly laid to lawn with flowered and shrubbed borders and an office/garden room to the back. To the front is a private driveway providing parking for at least two cars and access to the garage via an up and over door.

Within easy walking distance of Croxley Danes, Little Green and Malvern Way Schools, it is also within the catchment area for Watford Boys and Watford Girls grammar schools. Close by are the Metropolitan line station, West Herts Golf Club, Whippendell Woods, Cassiobury Park, plus shops, restaurants and the Green, as well as excellent transport links.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3166.64 (2024-2025)
- Approx. Floor Area: 1640 Sq ft / 152.4 Sqm
- Nearest Station: 0.8 miles Croxley Station – Metropolitan/Chiltern Line





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Approximate Gross Internal Area  
 Ground Floor = 88.2 sq m / 949 sq ft  
 First Floor = 38.3 sq m / 412 sq ft  
 Garage / Office = 25.9 sq m / 279 sq ft  
 Total = 152.4 sq m / 1,640 sq ft



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             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

