



Kenilworth Drive, Croxley Green, WD3

£775,000 Freehold

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 • DRIVEWAY WITH SPACE FOR UP TO TWO CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



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

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.

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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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