

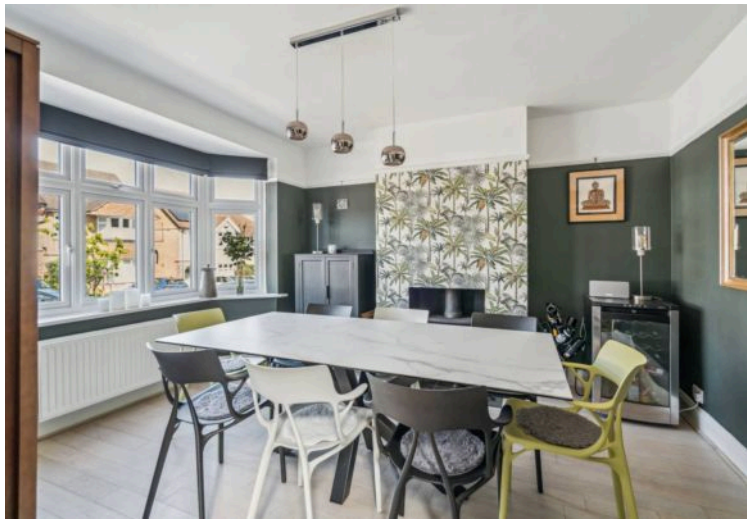


Warwick Way, Croxley Green, WD3

£725,000 Freehold

DINING ROOM • SPACIOUS RECEPTION ROOM • MODERN FITTED KITCHEN • THREE BEDROOMS • FAMILY BATHROOM •
REAR GARDEN • DRIVEWAY PARKING TO FRONT

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



TREND & THOMAS

A THREE BEDROOM SEMI DETACHED FAMILY HOME, situated on a quiet residential road, close to schools and shops. An internal viewing is highly recommended.

The entrance hall provides access to all the downstairs rooms. There is a good-sized dining room overlooking the front of the property, with a spacious reception room providing access to the rear garden via double doors. There is a modern fitted kitchen/breakfast room with high gloss wall and base cabinets for plenty of storage.

On the first floor there are three bedrooms, with the added benefit of built-in wardrobes in bedrooms one and two and a family bathroom with the added convenience of a large bathtub and a walk-in shower.

There is a large rear garden, with a stone paved patio area perfect for BBQ's and entertaining, leading to an area of lawn with a timber shed and flowered and shrubbed borders and a unique feature of an Anderson Shelter (currently being used as a log store). To the front is a driveway with space for up to two vehicles.

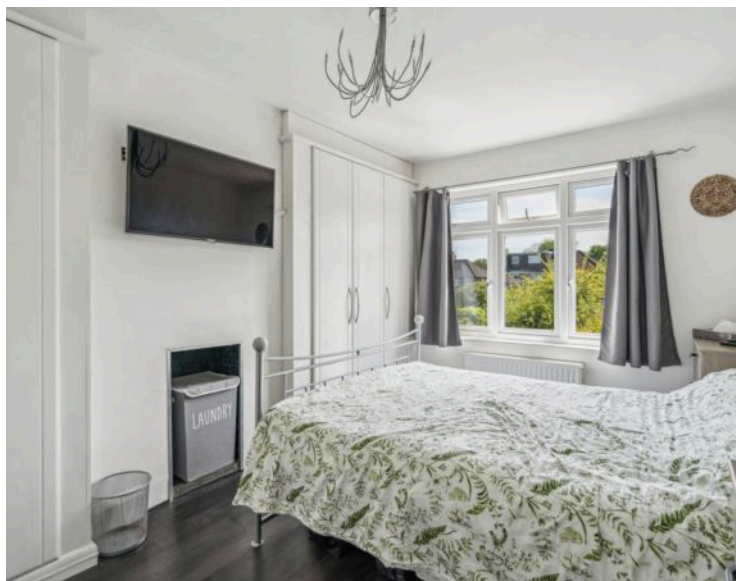
Croxley Green is a large village situated between the towns of Watford and Rickmansworth. There is a good selection of local shops and the village has excellent schools. Croxley Metropolitan Line station is only a mile away and there is easy access to the M25 via junctions 17 & 18.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area
 Ground Floor = 60.3 sq m / 649 sq ft
 First Floor = 44.6 sq m / 480 sq ft
 Shed = 5.7 sq m / 61 sq ft
 Total = 110.6 sq m / 1,190 sq ft

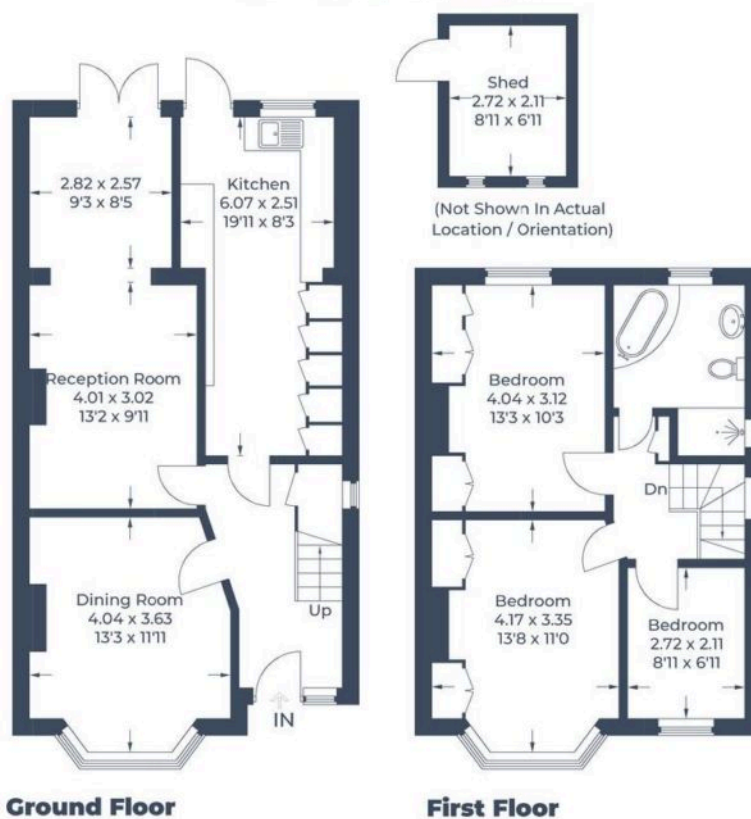


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.