



### Links Way, Croxley Green, Rickmansworth, WD3 3RG

Offers In Excess Of £585,000

The property is a three bedroom semi detached family home providing bright and spacious accommodation in need of updating. No upper chain.

Situated in this popular residential area, convenient to local shops and amenities the property benefits from being close to Croxley Underground Station on the Metropolitan Line, and within 200 meters of Croxley Danes School.

WE ARE HOLDING AN OPEN HOUSE VIEWING ON WEDNESDAY 17TH JULY AND SATURDAY 20TH JULY BETWEEN 11AM AND 1PM. DETAILS OF ALL VIEWERS WILL BE RECORDED ON THE DAY SO THERE IS NO NEED TO PRE BOOK A VIEWING.

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NO UPPER CHAIN
- CHARACTER HOUSE



## Property Description

**ENTRANCE PORCH** Double glazed front door with inset glass panel leading to entrance hall

**ENTRANCE HALL** Double panelled radiator. Double glazed window to side. Stairs to 1st floor.

**DOWNSTAIRS W/C** Comprising low flush w/c with part tiled wall. Double glazed window to rear

**LOUNGE** 13' 4" x 11' 2" (4.06m x 3.4m) Double glazed bay window to front. 2 x panelled radiators.

**DINING ROOM** 12' 9" x 10' 10" (3.89m x 3.3m) Double glazed sliding patio doors leading to garden. Panelled radiator. Under stairs storage cupboard. Wall mounted gas fire. Gas boiler

**KITCHEN** 10' 11" x 9' 6" (3.35m x 2.9m) Single drainer stainless steel sink unit with drawer and cupboard below. Further base unit. Work surfacing area with space for fridge and freezer. Electric cooker point. Space for washing machine. Double glazed window to rear. Double glazed door to exterior. Part tiled walls

**LANDING** Access to insulated loft space via ladder. Cupboard housing lagged copper cylinder with shelving for linen.

**BEDROOM 1** 13' 10" x 10' 9" (4.22m x 3.28m) Double glazed bay window to front. Panel radiator. Range of built in wardrobes extending along one wall.

**BEDROOM 2** 10' 5" x 9' 5" (3.18m x 2.87m) Double glazed window to rear. Panelled radiator.

**BEDROOM 3** 9' 5" x 6' 4" (2.87m x 1.93m) Double glazed window to rear. Panelled radiator.

**BATHROOM** Sunk in suite comprising panel bath with twin grip, mixer tap and shower attachment. Matching vanity sink unit with storage below. Double glazed window to side. Panelled radiator.





Fully tiled walls.

SEPARATE W/C Comprising low flush w/c. Part tiled walls. Double glazed window to side.

REAR GARDEN Approximately 80ft in length. Patio, laid to lawn with well stocked flowering and shrub borders. 2 x garden stores. Gated side pedestrian access. Outside top

FRONT GARDEN Block paved drive with off street parking for two vehicles. Raised flower bed.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements