



Connells

Sherborne Way
Croxley Green Rickmansworth



Property Description

Connells are delighted to offer for sale this extended, semi-detached bungalow offering ample accommodation throughout. Comprising on a welcoming entrance hallway, open plan lounge/diner that opens to the recently fitted kitchen/breakfast room, two generous bedrooms, shower room and loft room that can be used for multi-purpose. Externally the property offers driveway parking for two vehicles and a rear garden with gated side access.

Ideally positioned within the central village location of Sherborne Way which is perfectly situated for local amenities, Croxley Train Station and the local transport links to surrounding areas. Within easy access to the Croxley Danes and Yorke Mead schools making this a popular choice for growing families and set within walking distance to both Baldwin's Lane Recreation Ground and Barton Way Play area. Ideal family home.

Entrance Hallway

Kitchen/breakfast Room

14' x 10' 1" (4.27m x 3.07m)

Window to side and rear aspect, wall and base level units with work surfaces over, stainless steel sink unit, oven and hob with extractor over, washing machine, dishwasher, fridge/freezer, radiator and breakfast bar.

Shower Room

6' 5" x 6' 11" (1.96m x 2.11m)

Window to side aspect, shower room,

pedestal wash hand basin, WC, heated towel rail and fully tiled walls.

Bedroom One

13' 3" x 11' 6" (4.04m x 3.51m)

Bay window to front aspect, radiator and TV point.

Bedroom Two

10' 2" x 10' (3.10m x 3.05m)

Window to front aspect, radiator and stairs to loft room.

Dining Area

11' 4" x 10' 2" (3.45m x 3.10m)

Window to side aspect, patio doors opening to rear garden, arch to kitchen and radiator. Opens to:

Lounge Area

14' 4" x 11' 4" (4.37m x 3.45m)

TV point, radiator and fireplace.

First Floor

Loft Room / Study

11' 5" x 9' 10" (3.48m x 3.00m)

Window to rear aspect, radiator and built in storage.

Exterior

Driveway

Paved driveway for two vehicles.

Rear Garden

Enclosed rear garden with gated side access, paved patio area, two storage sheds and mainly laid to lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WTF312550

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WTF312550 - 0034