

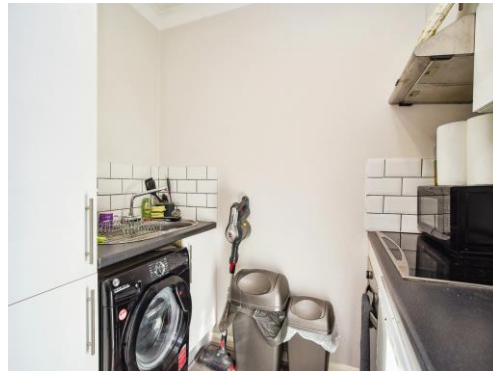


Connells

New Road
Croxley Green Rickmansworth

New Road Croxley Green Rickmansworth WD3 3HH

for sale offers over
£230,000



Property Description

**** SHARE OF FREEHOLD **** Connells are pleased to bring this first floor maisonette to the market that is situated on a popular residential road in Croxley Green. The property comprises of a sizable reception room, a fitted kitchen, a double bedroom and bathroom suite. Benefiting from share of freehold, one off-street parking space to the rear of the property and access to a communal garden. The property is situated within a few minutes' walk of the Croxley Met Line station, local shops, pubs, restaurants and local amenities.

For more information or to arrange a viewing please contact Connells today.

Entrance Hall

Door to front aspect, stairs to first floor.

Lounge

16' 2" x 9' (4.93m x 2.74m)

Windows to front and rear aspect, double glazed, electric radiator, television point, telephone point.

Kitchen

7' 7" x 5' (2.31m x 1.52m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, stainless steel sink with drainer, electric cooker point, plumbing for washing machine, space for undermount fridge and freezer.

Bedroom One

9' 9" x 9' 6" (2.97m x 2.90m)

Window to rear aspect, double glazed, electric radiator.

Bathroom

Bath with mixer taps with overhead shower, low level WC, wash hand basin, electric radiator.

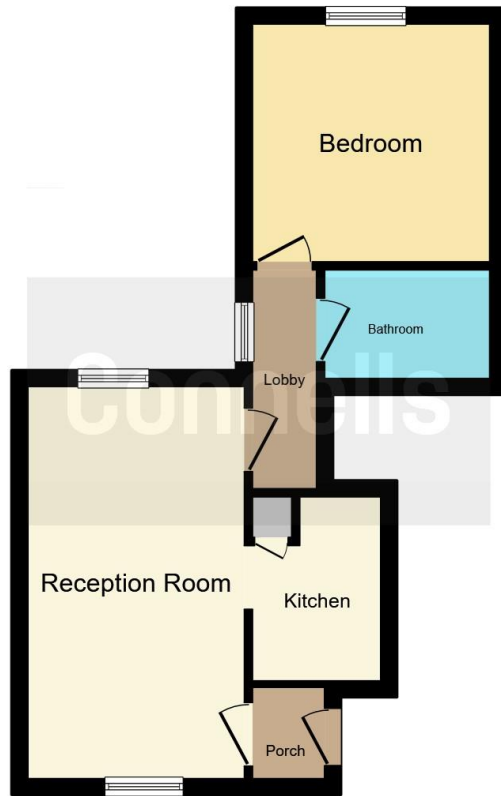
Outside

Parking

One allocated off-street parking space.

Communal Garden





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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 WATFORD WD17 1AA

EPC Rating: F

view this property online [connells.co.uk/Property/WTF313141](https://www.connells.co.uk/Property/WTF313141)

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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