



**Connells**

Kenilworth Drive  
Croxley Green Rickmansworth



## Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated on a popular residential road in the heart of Croxley Green village. The property comprises of two reception rooms, a fitted kitchen, three well-proportioned bedrooms and a shower room with separate WC. Benefits include a large well maintained landscaped rear garden, off street parking for several cars, a garage as well as holding the potential to extend (STPP).

Ideal for first time buyers and commuters, the property is conveniently located with access to several transport links including Croxley Metropolitan Station that has links into Baker Street as well as the M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Little Green Malvern Way and Croxley Danes.

There are a range of local shops cater for its mixed community, Whippendell Woods which are ideal for dog walkers, recreational areas within walking distance and more extensive shopping and leisure facilities can be found in Watford and Rickmansworth providing further shops, eateries, entertainment and recreational facilities.

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

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land

across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

## Entrance Porch

Door to front aspect, window to front aspect.

## Entrance Hall

Door to front aspect, radiator, stairs to first floor landing, under stairs cupboard.

## Lounge

14' 1" x 11' 6" ( 4.29m x 3.51m )

Bay window to front aspect, television point, telephone point, radiator, feature fire place, doors to dining room.

## Dining Room

12' 10" x 10' 10" ( 3.91m x 3.30m )

Window to rear aspect, patio doors to rear aspect, radiator.

## Kitchen

8' 10" x 6' 7" ( 2.69m x 2.01m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, stainless steel sink with drainer, electric oven and hob with cooker-hood, space for fridge/freezer, plumbing for washing machine.

## First Floor Landing

Stairs from entrance hall, window to side aspect, loft access.

### Bedroom One

13' 9" x 10' 5" ( 4.19m x 3.17m )

Bay window to front aspect, radiator, fitted wardrobes.

### Bedroom Two

12' 10" x 10' 5" ( 3.91m x 3.17m )

Window to rear aspect, radiator, fitted wardrobes.

### Bedroom Three

9' 2" x 7' ( 2.79m x 2.13m )

Window to front aspect, radiator.

### Shower Room

Window to rear aspect, shower cubicle, vanity basin.

### Separate Wc

Window to side aspect, WC.

### Outside

#### Front Garden

Paved driveway, laid lawn.

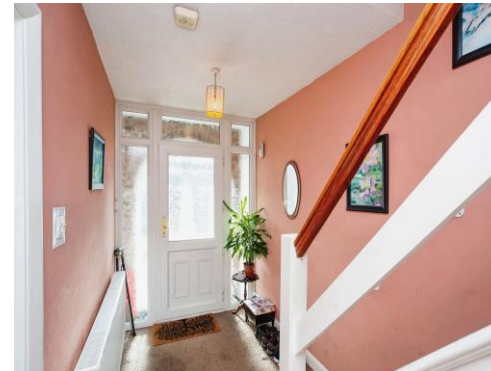
#### Rear Garden

Landscaped rear garden, patio area, laid lawn area, greenhouse.

### Garage

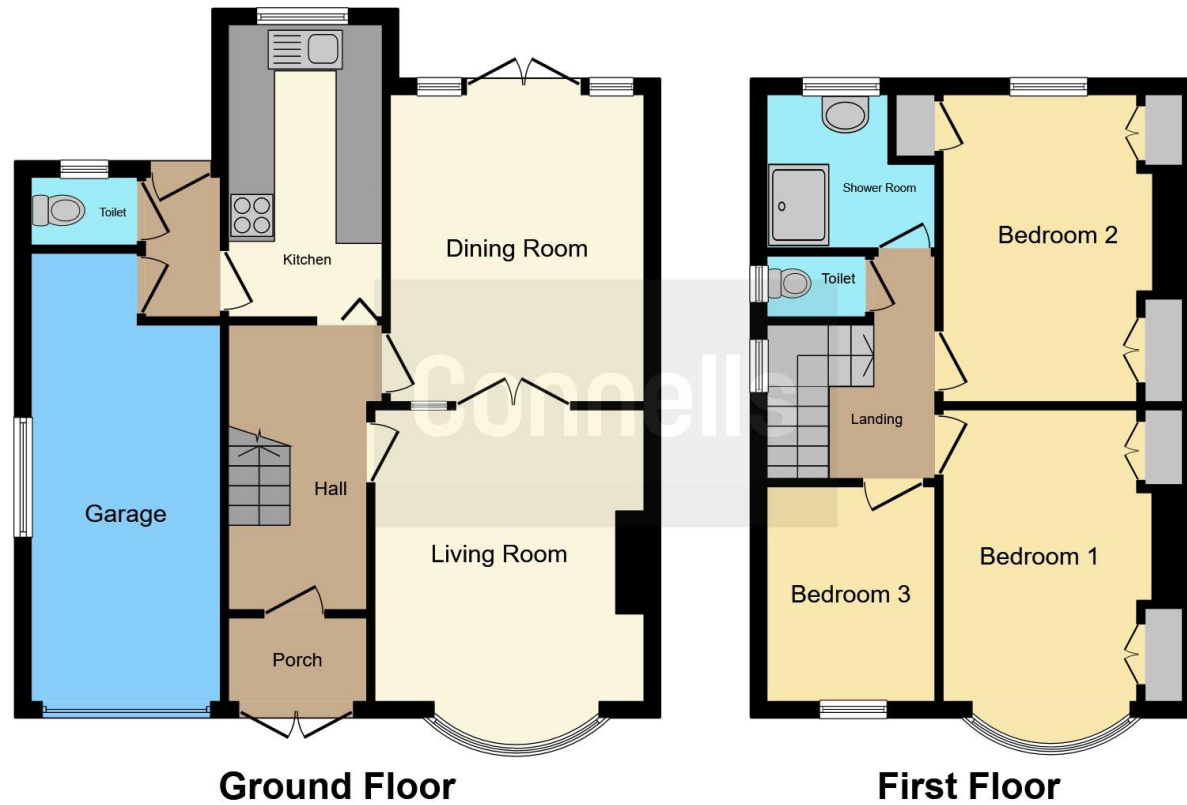
19' 3" x 7' 10" ( 5.87m x 2.39m )

Up and over doors, window to side aspect.









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

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313171](http://connells.co.uk/Property/WTF313171)**



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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