



Connells

Harvey Road
Croxley Green Rickmansworth

Harvey Road Croxley Green Rickmansworth WD3 3BR

for sale guide price
£750,000



Property Description

**** GUIDE PRICE £750,000 - £775,000 ****
Connells are pleased to bring this beautifully-presented semi-detached house to the market that is situated on a highly sought after road in Croxley Green. The property comprises of two reception rooms, a modern fitted kitchen/breakfast room, four well-proportioned bedrooms and family bathroom suite. Benefits include an en-suite to the master bedroom, character period features, a cloakroom. off-street parking with an electric vehicle charging point, as well as a well-maintained rear garden with an outbuilding.

The property is conveniently located with access to several transport links including Croxley Station as well as the M25, A41 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including Harvey Road Primary School and Rickmansworth Secondary School. There are a range of local shops, pubs, restaurants and local amenities within proximity with Watford High Street and Shopping Centre being a short drive away providing further shops, eateries, entertainment and recreational facilities.

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

Entrance Porch

Door to front aspect, window to front aspect.

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, radiator.

Cloakroom

Window to side aspect, WC, wash hand basin.

Living Room

14' 9" x 11' 5" (4.50m x 3.48m)

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

Dining Room

11' 1" x 10' 6" (3.38m x 3.20m)

Kitchen / Breakfast Room

16' 11" x 10' 10" (5.16m x 3.30m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas hob with extractor hood, integrated eye level electric oven, integrated microwave, dishwasher and washing machine, space for fridge/freezer, breakfast bar, radiator, space for dining area, doors to rear garden.

First Floor Landing

Stairs from entrance hall, window to side aspect, stairs to second floor landing.

Bedroom Two

14' 10" x 10' 4" (4.52m x 3.15m)

Bay window to front aspect, double glazed, feature fire place, radiator, fitted wardrobes.

Bedroom Three

11' 1" x 10' 4" (3.38m x 3.15m)

Window to rear aspect, double glazed, radiator.

Bedroom Four

6' 10" x 6' 5" (2.08m x 1.96m)

Window to front aspect, double glazed, radiator.

Bathroom

Window to rear aspect, double glazed, bath with mixer taps, shower cubicle, WC, vanity basin, heated hand towel rail.

Second Floor Landing

Bedroom One

14' 11" x 9' 6" (4.55m x 2.90m)

Window to rear aspect, double glazed, skylight, fitted wardrobes, radiator, storage in eaves, door to en-suite.

En-Suite

Skylight, shower cubicle, WC, vanity basin, heated hand towel rail.

Outside

Front Garden

Block paved off street parking, EV charging point, side access to the rear garden.

Rear Garden

Paved terrace leading to lawn with stocked borders, pond, patio area access to outhouse.

Outhouse

12' 4" MAX x 10' 6" MAX (3.76m MAX x 3.20m MAX)

Garden office with wifi and a storage room with light and power.

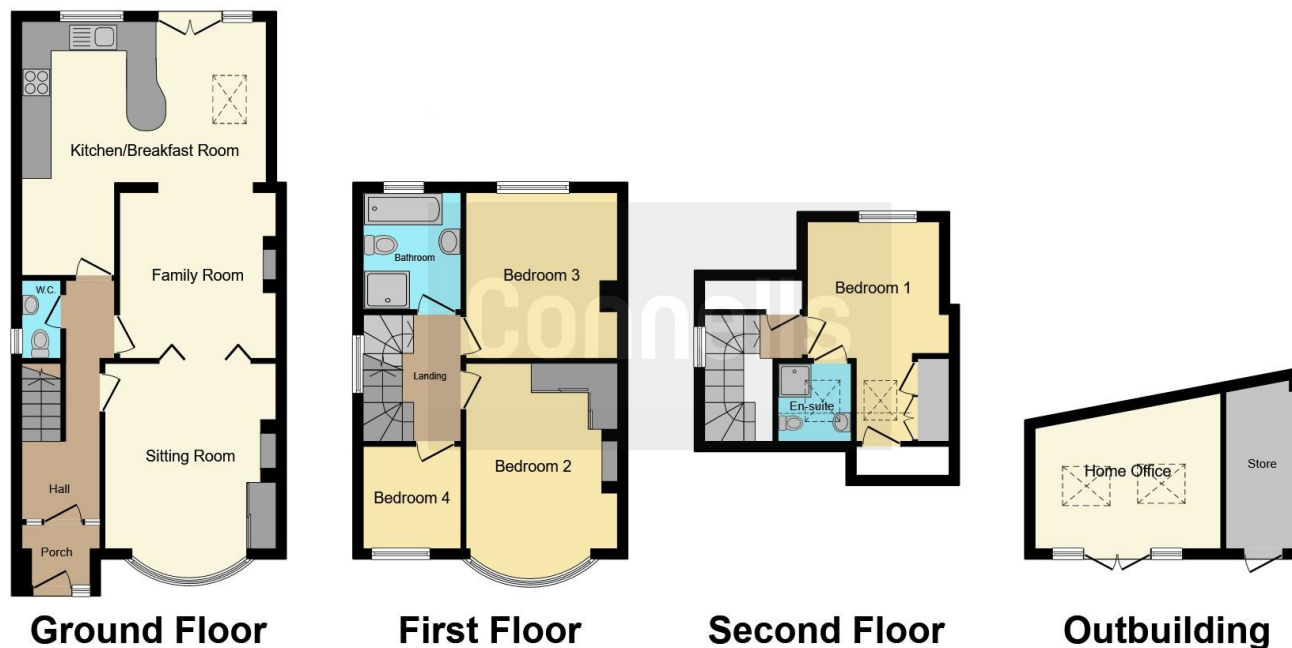
Storage Room

11' 8" x 4' 1" (3.56m x 1.24m)









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

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D

view this property online connells.co.uk/Property/WTF313156

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF313156 - 0013