



**Connells**

Hazelbank  
Croxley Green Rickmansworth



# Hazelbank Croxley Green Rickmansworth WD3 3EW

for sale guide price  
**£850,000**



## Property Description

Connells are delighted to bring this rarely available semi-detached town house to the market that is situated on a small gated development with open views across the Grand Union Canal towards Croxley Moor. The property consists of three floors and briefly comprises of, two reception rooms, a modern fitted kitchen with integrated appliances, five well-proportioned bedrooms and family bathroom. Benefits include a separate utility area, a guest cloakroom, an en-suite to the master bedroom, ample storage throughout the property, a well-maintained rear garden, a separate courtyard garden as well as off-street parking.

An ideal family home, the property is conveniently located with access to several transport links including Croxley Tube Station, Rickmansworth Station and Watford Junction Station as well as easy access to the M25 and M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments.

The property is situated close to good sporting facilities which include golfing, local cricket club and Penrose Sports Aquadrome. The village of Harefield is close by which is surrounded by beautiful countryside along the Grand Union Canal. Rickmansworth caters for specialist and daily shopping including M&S and Tesco with more extensive shopping facilities available in the larger towns of Watford and Uxbridge.

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

## Entrance Hall

Door to front aspect, window to side aspect, stairs to lower ground, stairs to first floor, door to garage.

## Cloakroom

Window to front aspect, low level WC. wash hand basin, storage cupboard.

## Lounge

18' 1" x 15' 2" ( 5.51m x 4.62m )  
Window to rear aspect, Juliet balcony to rear aspect, television point, telephone point, radiator.

## Bedroom Five

12' 7" x 8' 1" ( 3.84m x 2.46m )  
Windows to front aspect, radiator.

## Lower Ground Floor

Stairs from entrance hall, door to rear garden.

## Kitchen / Dining Room

18' 7" x 14' 9" ( 5.66m x 4.50m )  
Patio doors to rear garden, television point, feature fire place, stairs rising to kitchen.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric oven, gas hob with extractor hood, integrated dishwasher and fridge/freezer.

## Bedroom Four

17' 3" x 10' 4" ( 5.26m x 3.15m )  
Window to front aspect, patio doors to courtyard garden, radiator.

## Shower Room

Shower cubicle, WC, wash hand basin.

## Utility Area

Plumbing for washing machine, storage cupboard.

## First Floor Landing

Stairs from entrance hall, window to



side aspect, storage cupboard housing hot water tank, loft access.

### **Bedroom One**

12' 6" x 11' ( 3.81m x 3.35m )

Window to front aspect, radiator, built in wardrobes, door to en-suite.

### **En-Suite**

Window to front aspect, shower cubicle, low level WC, wash hand basin.

### **Bedroom Two**

12' 9" x 10' ( 3.89m x 3.05m )

Window to rear aspect, built in wardrobes, radiator.

### **Bedroom Three**

7' 7" x 9' 4" ( 2.31m x 2.84m )

Window to rear aspect, built in wardrobes, radiator.

### **Bathroom**

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

### **Outside**

#### **Front Garden**

Off-street parking.

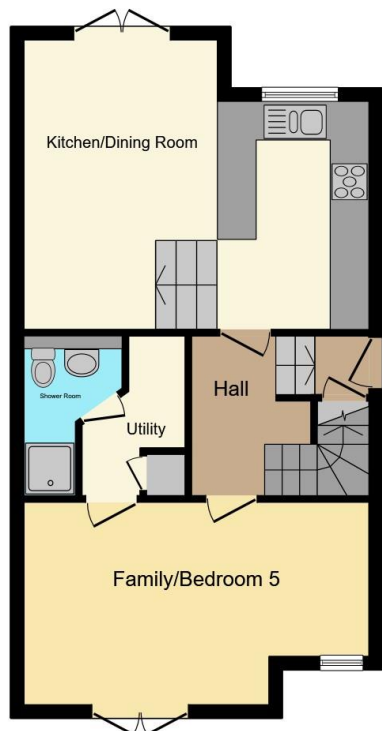
#### **Rear Garden**

Wrap around garden, paved patio area, laid lawn, fence enclosed, side acces.

#### **Courtyard Garden**

Enclosed courtyard garden.

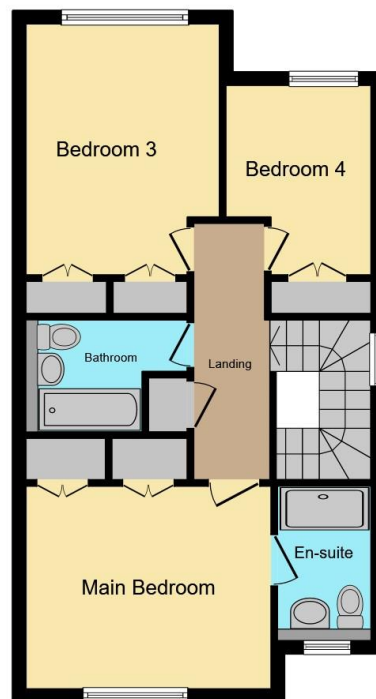




**Lower Ground Floor**



**Ground Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WTF313292](http://connells.co.uk/Property/WTF313292)**



Tenure: Freehold



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