

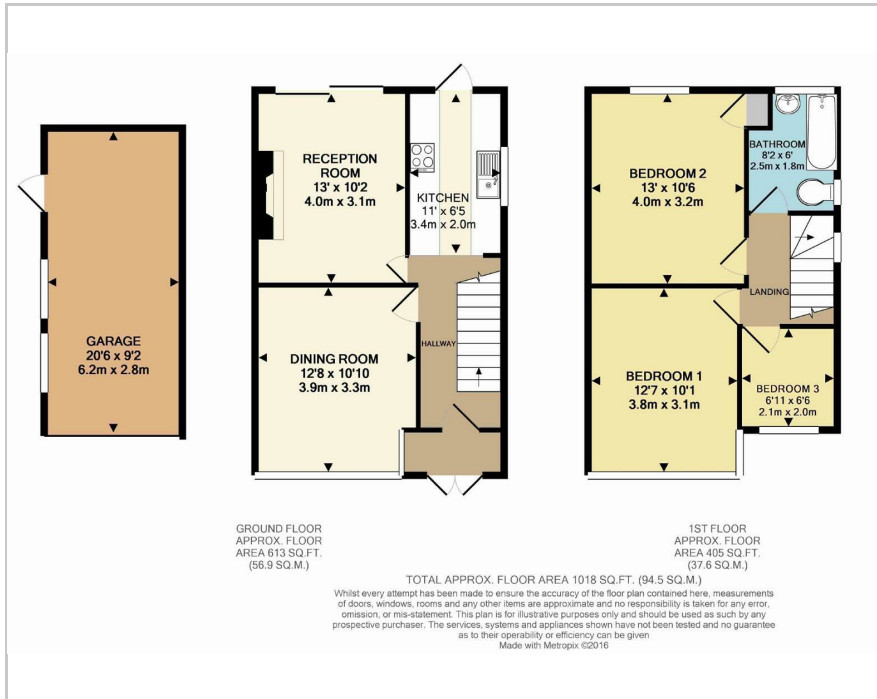
grosvenor  
estate agents



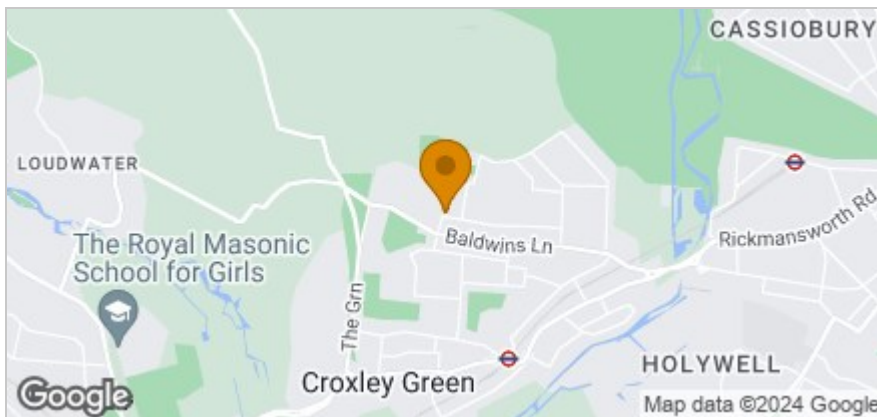
12 Manor Way, Croxley Green, WD3 3LY  
Offers In The Region Of £750,000



## Floor Plan



## Area Map



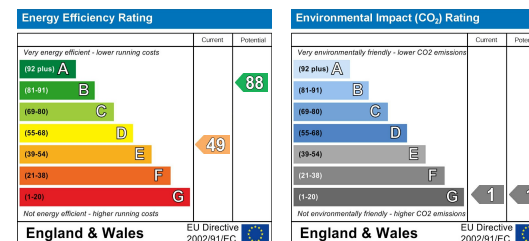
## Accommodation

- Semi detached house with garage. Fantastic corner plot, Porch to hall, front & rear rec, kitchen, 3 beds, bath, GCH, DG,
- Full planning permission granted
- Planning 21/1177/FUL
- Double storey side extension
- Single storey 6m rear extension
- Potential for 4 beds, 3 bathrooms
- 3 Rec rooms and large kitchen
- Currently: Hall, 2 rec's, kitchen
- 3 beds, bath, garage, OSP
- Front and rear garden. DG, GCH

## Viewing

Please contact our Grosvenor Estate Agents Ltd Office on 01923 711651 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.