



JOHN ROBERTS & Co
estate agents



63 Harvey Road, Croxley Green, WD3 3BS

Guide Price £875,000





63 Harvey Road

Croxley Green, WD3 3BS

- SEMI-DETACHED PROPERTY BACKING ONTO CROXLEY HALL WOODS
- PRINCIPAL BEDROOM WITH DRESSING AREA, EN-SUITE & STUDY
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM & SHOWER ROOM
- OFF-STREET PARKING
- SUPERB LOCATION - CATCHMENT FOR GREAT PRIMARY & SECONDARY SCHOOLS
- THREE FURTHER BEDROOMS & FAMILY BATHROOM WITH SEPARATE WC
- SITTING ROOM
- PATIO AREA & SECLUDED GARDENS
- EPC RATING: D

This four bedroom semi-detached property has been superbly extended to create generous accommodation arranged over three floors. The property is situated within catchment to popular primary and secondary schooling and backs on to Croxley Hall Woods.

To the front of the property there is off-street parking. The ground floor boasts a formal sitting room, a well-equipped kitchen which is open plan with the dining room / reception space. There is a separate utility room and a shower room. The first floor boasts three bedrooms and a family bathroom, with separate WC. Bedroom two is generous in size, overlooks the rear gardens and has a plethora of built in wardrobes. Bedroom three is situated at the front of the property and benefits from a bay window.

The principal bedroom is located on the second floor and enjoys a superb garden and woodland vista through the floor to ceiling windows. There is a dressing area, en-suite bathroom and a study.

To the rear of the property there is a lovely patio, perfect for al-fresco dining, an area of lawn, which leads through an archway to a very private garden area, backing on to the woodlands. There are two sheds.



SITUATION:

This property enjoys access to Croxley Green and Rickmansworth, with a fine selection of schools and shops. For more comprehensive shopping options Watford Town Centre is approximately 3 miles. For the commuter, Croxley Green and Rickmansworth are situated on the Metropolitan Line which provides access in to Central London and The City. (The Chiltern Railway service also runs into London Marlyebone from Rickmansworth). For those who drive, there is access to the M25 at Junctions 17 and 18. Private and state schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

TENURE:

Freehold

COUNCIL:

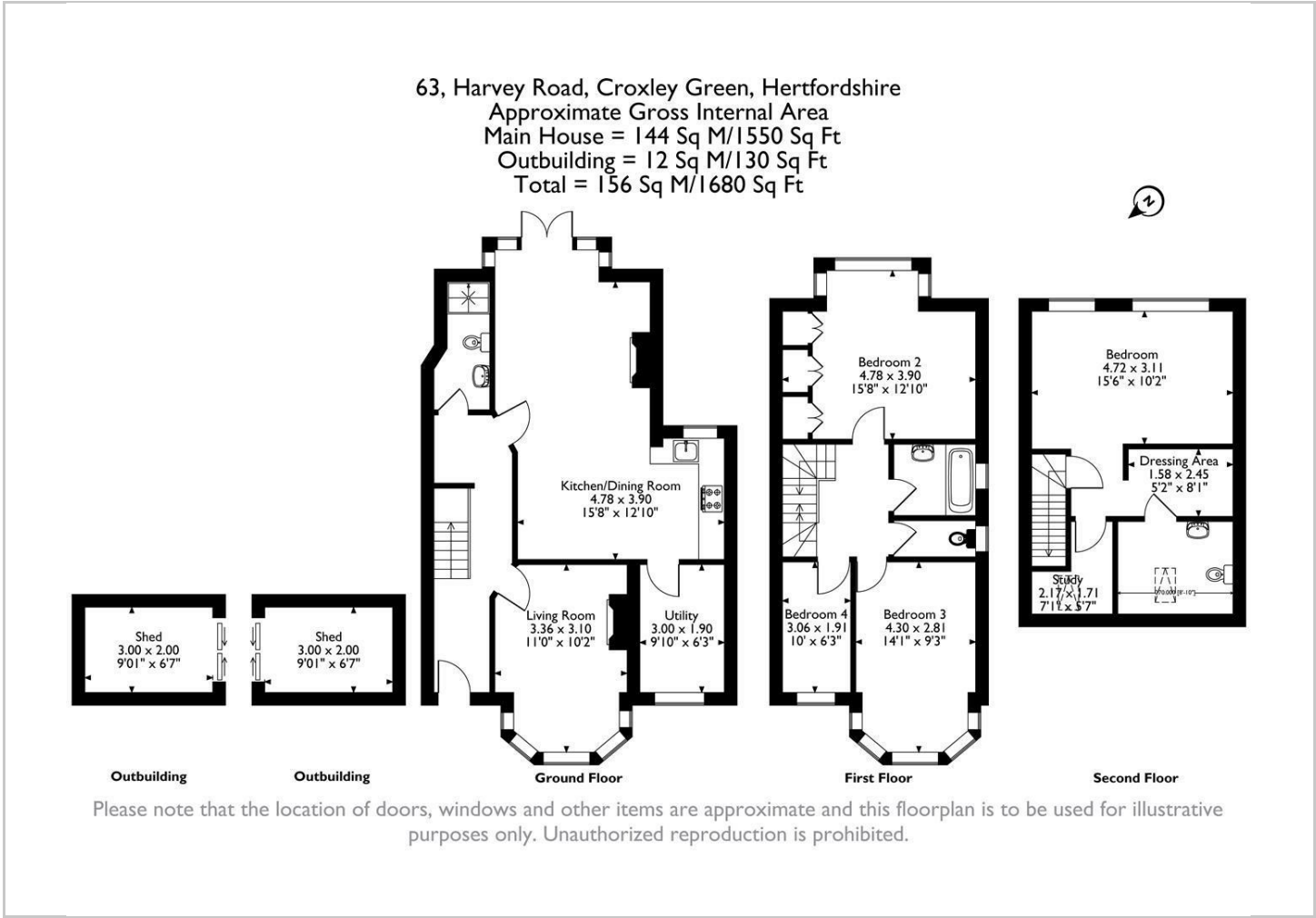
Three Rivers DC







Floor Plans

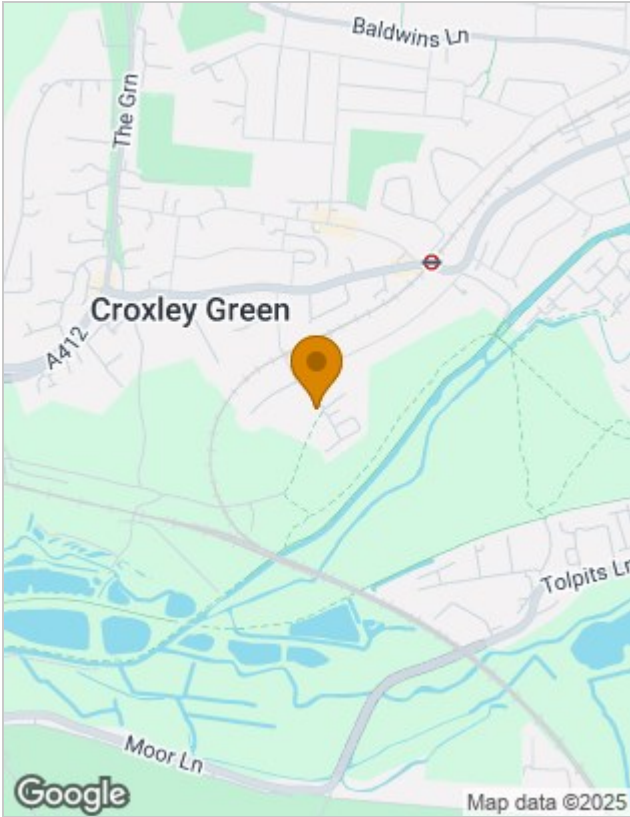


Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

