



6 Richmond Way, Croxley Green, WD3 3SE
Guide price: £685,000 Freehold

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About the property

This wonderful three bedroom semi detached house is located in a popular residential road in the heart of Croxley Green. The property has been extended on the ground floor and provides plenty of living accommodation throughout. On the ground floor you will find a living room to the front, guests WC and an open plan kitchen/dining room to the rear of the property. On the first floor are three good sized bedrooms with a family bathroom.

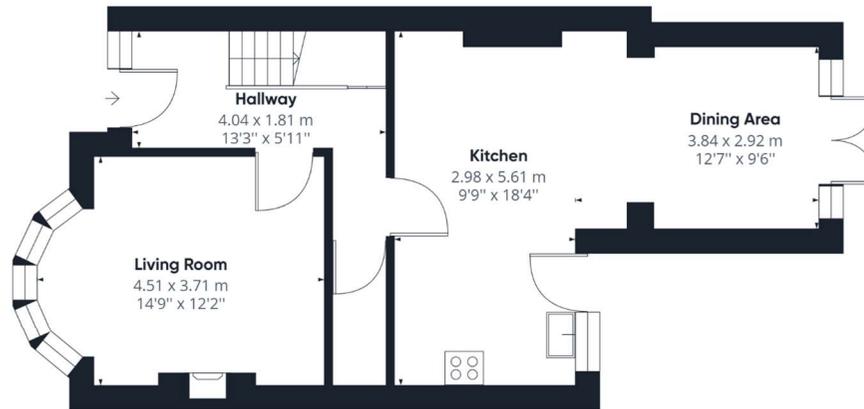
There is a well kept garden to the rear with patio area leading to a raised lawn with flower borders. There is a shared drive to the front.

The property is located within very easy reach of all local amenities including Croxley Metropolitan Line Station and Croxley Danes School.

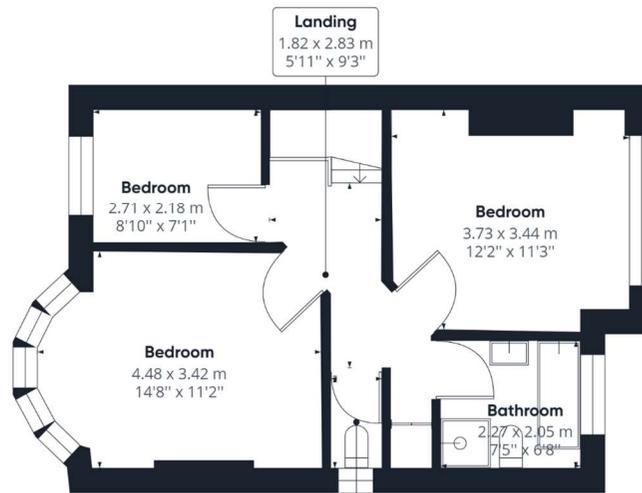
As an added benefit the property is to be offered with no upper chain.



- Three bedrooms
- Large garden
- Well-presented throughout
- Close to good schools
- Extended
- No upper chain



Floor 0



Floor 1

Approximate total area⁽¹⁾

98.17 m²
1056.71 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Croxley Green is a picturesque village located between Watford and Rickmansworth. Croxley Station is on the Metropolitan Line and provides services to Watford and London.

Croxley Green has an active Residents Association and Parish Council and is also the home of an array of local organisations dedicated to pastimes and leisure. The Croxley Green Society run the extremely popular 'Revels on The Green', an annual village fair. Families are well catered for with good schools close by including Harvey Road Primary, Little Green Junior School, Yorke Mead Primary and Rickmansworth Secondary School. Croxley Green has variety of local shops and is ideally located close to Rickmansworth Town with a wider selection of smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Prezzo's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

Local Authority: Three Rivers Council

Council Tax: E

Approximate floor area: 1056sqft

Tenure: Freehold

Nearest Station: Croxley Metropolitan Station, 0.8 miles

Distance to Town Centre: 2 miles to Atria, Watford

Nearest Motorway: 3.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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