



New Road, Croxley Green, Rickmansworth WD3 3HE
Guide Price: £495,000 Freehold

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About the property

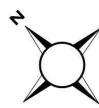
This delightful two-bedroom mid-terrace cottage is ideally positioned for convenient access to Croxley Metropolitan line station. The residence offers a perfect blend of comfort and accessibility and uniquely retains its original features. Upon entry, guests are welcomed into a spacious open plan living room and dining area with solid wood flooring leading to the rear of the property with a well-equipped kitchen, featuring a door onto the well-maintained garden and to the downstairs shower room.

The staircase from the living room leads to the two double bedrooms, each offering ample space and natural light. The primary bedroom includes the added convenience of an en-suite family bathroom.

Further enhancing the appeal of this cottage is the presence of loft space housing a new boiler. Outside, the well-kept garden provides a great space for outdoor gatherings and leisure activities, while off-street parking for one car offers added convenience for the owners.

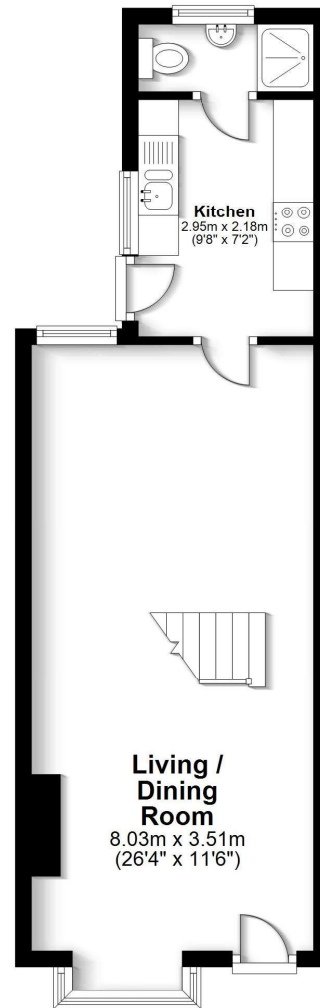


- Two bedrooms
- Two reception rooms
- Close to good schools
- Popular location
- Walking distance to Croxley Station
- Rear garden



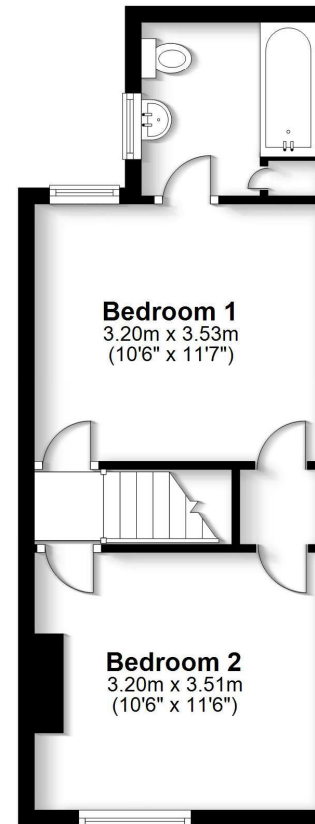
Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

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Area Information

Croxley Green is picturesque village located between Watford and Rickmansworth. The village has a variety of local shops and Croxley station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London yet live in a small, friendly community.

The Green is a large green space on which many of the village's events take place throughout the year: classic car shows, Croxfest and the very popular Revels Fair that has been a tradition in the village since 1952, a family day out with arts and crafts, dance exhibitions and a whole host of games. The Green also hosts two of seven pubs in Croxley, The Coach and Horses and The Artichoke, both offering great food and live music events throughout the year.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 724 sq ft

Tenure: Freehold

Nearest Station: 249.3 ft to Croxley Station

Distance to Town Centre: 1.5 miles to Rickmansworth

Nearest Motorway: 2.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 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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