



Baldwins Lane, Croxley Green, Rickmansworth
Guide price: £975,000 Freehold

sewell &
gardner



About the property

An extremely well-presented four-bedroom semi-detached house located in the sought-after area of Croxley Green.

The accommodation comprises an entrance hall, leading to a large living room, a gym, and a further room with external door, currently used as a store room. To the rear of the property is a modern kitchen/dining room with bi-fold doors opening onto the garden, providing plenty of natural light, along with a utility room. The ground floor also includes the added convenience of a WC.

Upstairs, off the landing, are four double bedrooms, two of which have en-suites. There is also a family bathroom serving the remaining bedrooms.

The property boasts an extremely well-kept rear garden with two patio areas. The front of the property offers driveway parking and side access to the garden. This home benefits from gas central heating and double glazing throughout. Internal viewing is strongly advised to fully appreciate the exceptional presentation of this property.

Local Authority: Three Rivers District Council

Approximate floor area: 1,962 sq ft

Tenure: Freehold



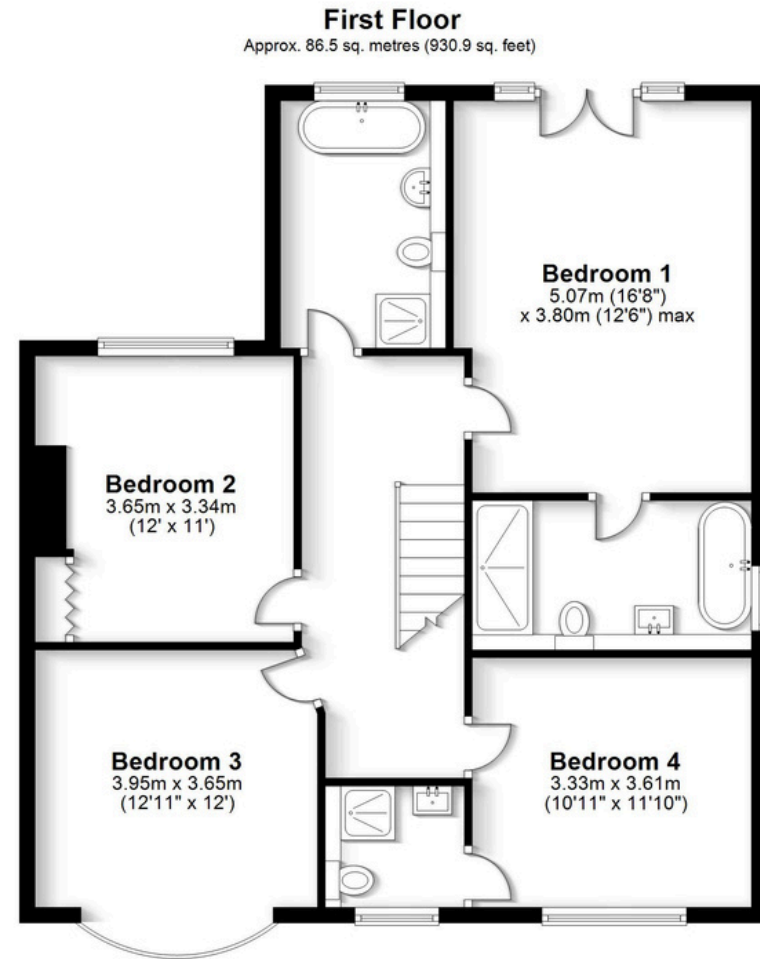
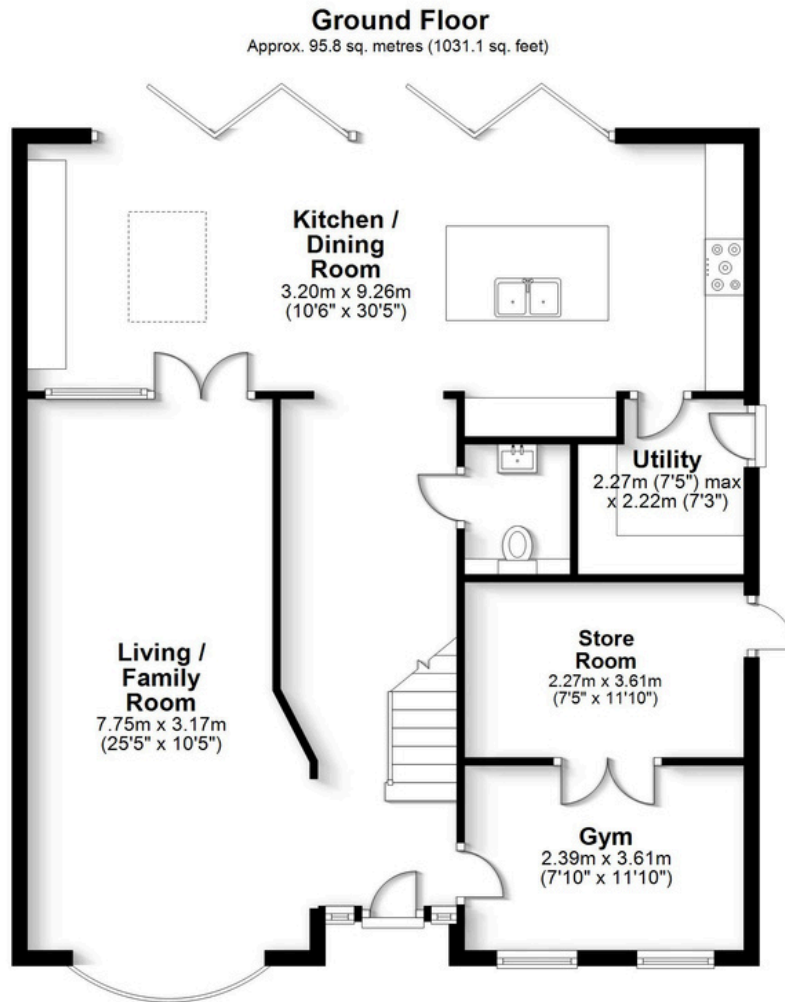


Key features

- Modern family living space
- Four double bedrooms
- South facing garden with two separate patio areas
- Popular location
- Three bathrooms (two ensuite)
- Stunning kitchen/dining area
- Spacious living room



Floorplan



Total area: approx. 182.3 sq. metres (1962.0 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 -
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Plan produced using PlanUp.

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.

- 0.7 miles to Croxley station
- 2.1 miles to Watford High Street
- Nearest Motorway: 2.8 miles to M25



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

