



Harvey Road, Croxley Green, Rickmansworth
Guide price: £865,000 Freehold

sewell &
gardner



About the property

A spacious, 3 double bedroom, 2 bathroom family home beautifully extended by the current owners.

The accommodation comprises entrance hallway, living area with bay window and wood burning stove open plan to family area and study and spacious fully fitted kitchen/diner overlooking the stunning garden.

To the first floor is the principle bedroom with dressing area leading to ensuite bathroom, two further double bedrooms, both with fitted cupboards and family bathroom.

To the front of the property is plenty of parking as well as the garage currently used as a utility and work shop and to the rear is a fantastic, landscaped garden with garden room which backs onto the allotments.

The property is perfectly situated just moments from Ofsted Outstanding Harvey Road School and just 0.5 miles from Ofsted Outstanding Rickmansworth School. Croxley Metropolitan Line Station and local shops are also just 0.5 miles away.

Local Authority: Three Rivers District Council

Approximate floor area: 1,814.4 sq ft

Tenure: Freehold





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Key features

- Three double bedrooms
- Driveway parking for several cars plus garage
- Principal bedroom with built in wardrobes leading to ensuite
- Backing on to allotments
- Garden room
- Moments from Harvey Road School and 0.5 miles from Rickmansworth School



Floorplan



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - 2
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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.

- 0.5 miles to Croxley station
- 1.4 miles to Rickmansworth High Street
- Nearest Motorway: 2.9 miles to M25



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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