



Manor Way, Croxley Green, Rickmansworth WD3 3LU

Guide Price: £665,000 Freehold

sewell &  
gardner

# About the property

This beautifully extended 4 bedroom semi-detached home is offered to the market with no upper chain.

The accommodation comprises entrance hallway with guest cloakroom, stunning, fully fitted kitchen with breakfast bar open plan to dining and living areas with bi-folding doors leading out to the garden.

To the first floor are two double bedrooms, both with built in wardrobes, single bedroom and family bathroom and to the second floor is an impressive principle bedroom with built in wardrobes and shower room.

To the front of the property is allocated parking for two cars and to the rear is a well-maintained West facing garden.



- Beautifully extended
- Fantastic condition

- Four bedrooms
- Ensuite to principle bedroom

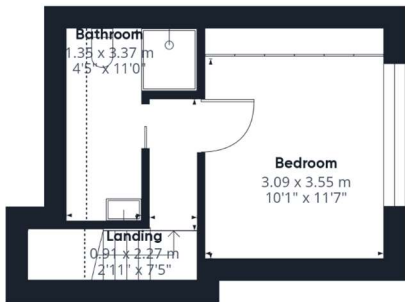
- Allocated parking
- Chain free



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
100.72 m<sup>2</sup>  
1084.14 ft<sup>2</sup>

**Reduced headroom**  
2 m<sup>2</sup>  
21.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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## Area Information

Croxley Green is a 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:** E

**Approximate floor area:** 1,084 sq ft

**Tenure:** Freehold

**Nearest Station:** 0.9 miles to Croxley Station

**Distance to Town Centre:** 2 miles to Rickmansworth town centre

**Nearest Motorway:** 2.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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