



Dover Way, Croxley Green, Rickmansworth
Offers in excess of: £750,000 Freehold

sewell &
gardner



About the property

An extremely well-presented four-bedroom semi-detached house located on a quiet residential road in Croxley Green. The ground floor features an entrance hall with access to a convenient shower room and a utility cupboard. There is a large reception room with sitting and dining areas. Additionally, the property includes a well-equipped kitchen/breakfast room.

On the first floor, off the landing, there are four bedrooms, including three generously sized double bedrooms and a single bedroom (currently used as a study). A family bathroom completes the upper level.

The property benefits from central heating and double glazing throughout. To the rear, there is an approximately 50 ft landscaped garden. At the front of the property, there is a storage area and a driveway providing parking for at least two cars.

This property is a wonderful opportunity to own a beautifully maintained home in a sought-after location, close to local amenities, schools, and transport links.

Local Authority: Three Rivers District Council

Approximate floor area: 1,106 sq ft

Tenure: Freehold

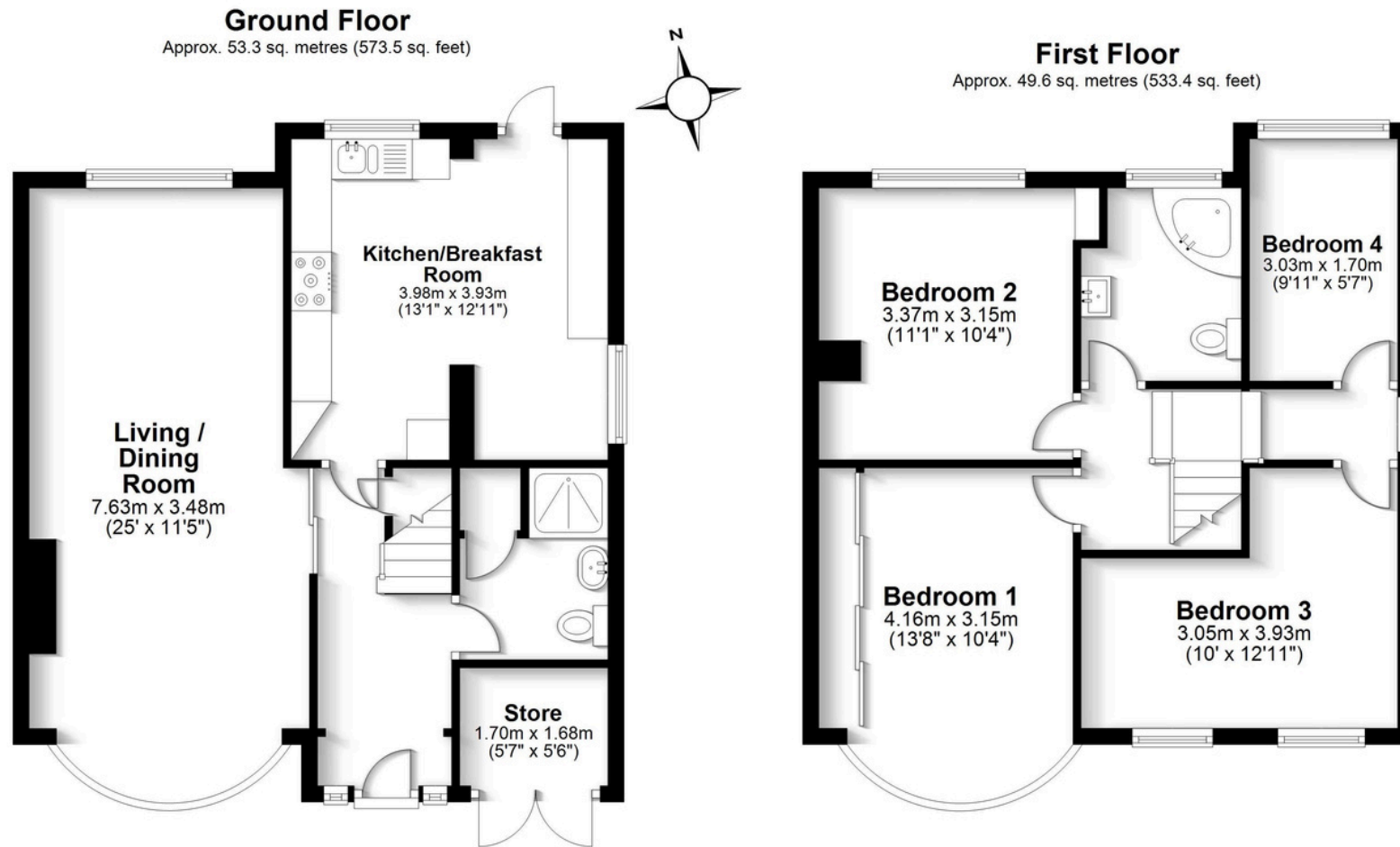


Key features

- Four bedrooms
- Driveway parking
- Walking distance to good school
- Well-presented throughout
- Close to local amenities
- Ideal family home



Floorplan



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)

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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.

- 0.9 miles to Croxley station
- 2.5 miles to Rickmansworth High Street
- Nearest Motorway: 3.5 miles to M25



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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