



Baldwins Lane, Croxley Green, Rickmansworth
Offers in excess of: £780,000 Freehold

sewell &
gardner



About the property

This well-presented four-bedroom semi-detached house is located on a popular residential road in Croxley Green, just a minute's walk from Croxley Danes Secondary School. The accommodation includes an entrance hall leading to a versatile family room to the front (which is currently used as an additional bedroom), a downstairs bathroom, and a spacious and flexible living room. The fitted kitchen diner opens into a bright conservatory.

Upstairs, the landing leads to three double bedrooms, with fitted wardrobes in the principal bedroom, a single fourth bedroom, and a modern shower room.

The property is double glazed and centrally heated, with driveway parking for at least two cars. The rear garden, approximately 100 feet long, features a large patio area, perfect for outdoor dining and entertaining.

Overall, this home offers comfortable living in a sought-after location, ideal for families.

Local Authority: Three Rivers District Council

Approximate floor area: 1,560 sq ft

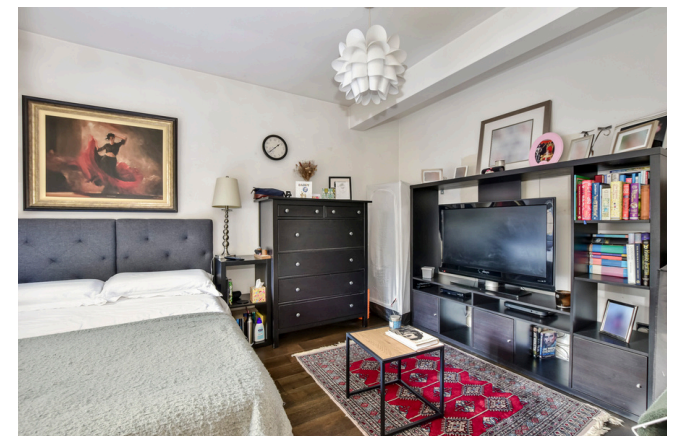
Tenure: Freehold



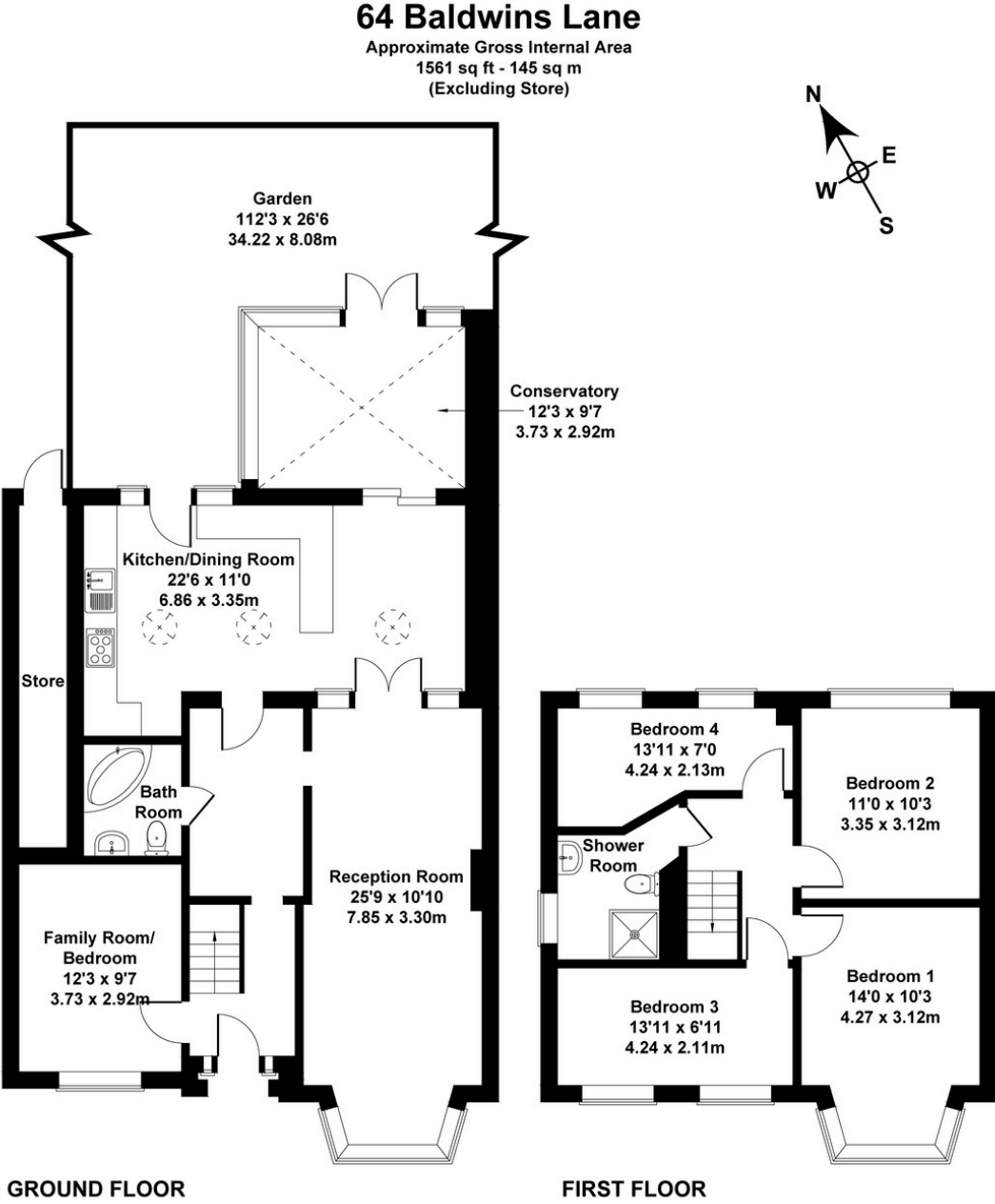


Key features

- Family living space
- Four bedrooms upstairs, additional bedroom on ground floor
- Approximately 100ft garden with large patio area
- Popular location
- Driveway parking
- Spacious living room



Floorplan



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

- 0.6 miles to Croxley station
- 1.8 miles to Watford High Street
- Nearest Motorway: 3.1 miles to M25

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 £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	74 C
39-54	E		
21-38	F		
1-20	G		



sewell&
gardner

Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com