



Winchester Way, Croxley Green, Rickmansworth WD3 3QF

Offers in excess of: £650,000 Freehold

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About the property

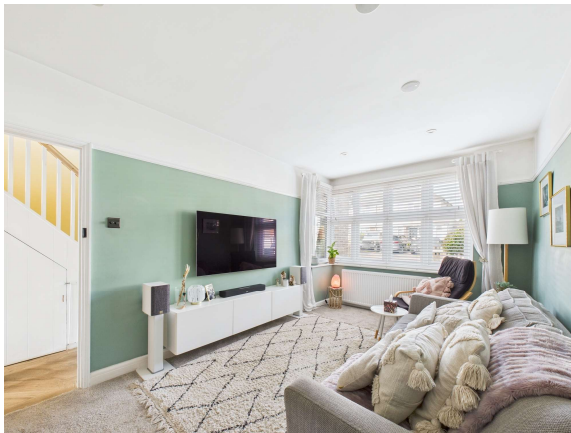
This delightful 3-bedroom semi-detached home offers a perfect blend of modern living and family comfort. The property has been fully refurbished and extended by the current owners and is presented beautifully throughout.

The bright and airy living room welcomes you with ample space for relaxation, while the open-plan kitchen, living, and dining area provides the perfect space for entertaining and family meals. The Velux windows and bi-folding doors offer plenty of light. The ground floor also boasts WC and utility cupboard.

Upstairs, you'll find two double bedrooms, single bedroom and modern family bathroom.

Step outside to enjoy the south-facing garden, complete with a patio area for outdoor dining or lounging, and a well-maintained lawn. At the rear of the garden, you'll find a secure workshop with both an alarm system and Wi-Fi, offering a versatile space for hobbies or home office use.

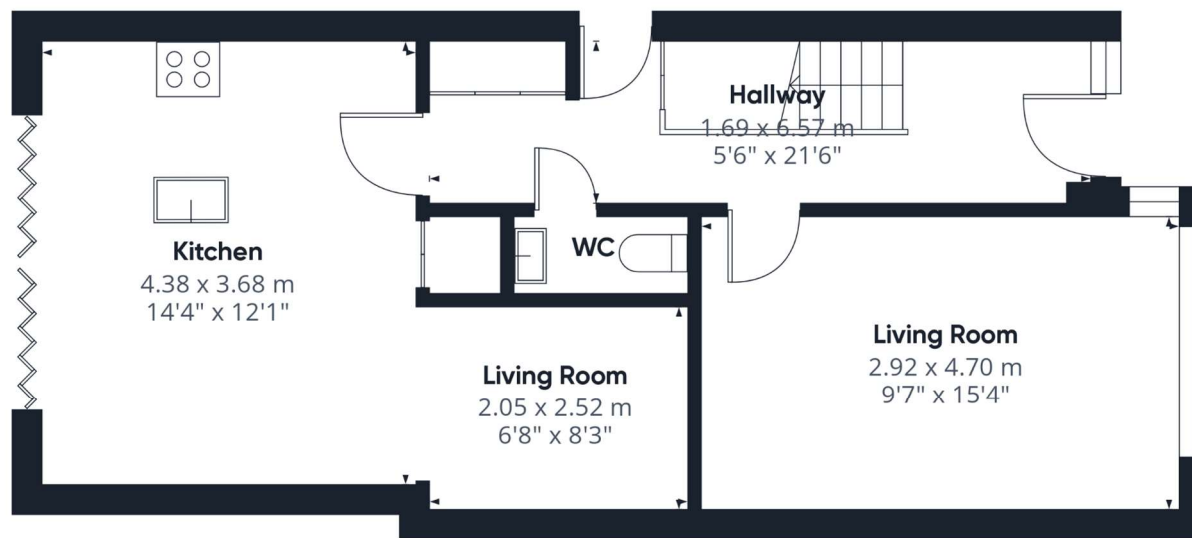
The property is situated on a popular residential road close by to excellent local schooling and within 0.5 miles of Croyley Station.



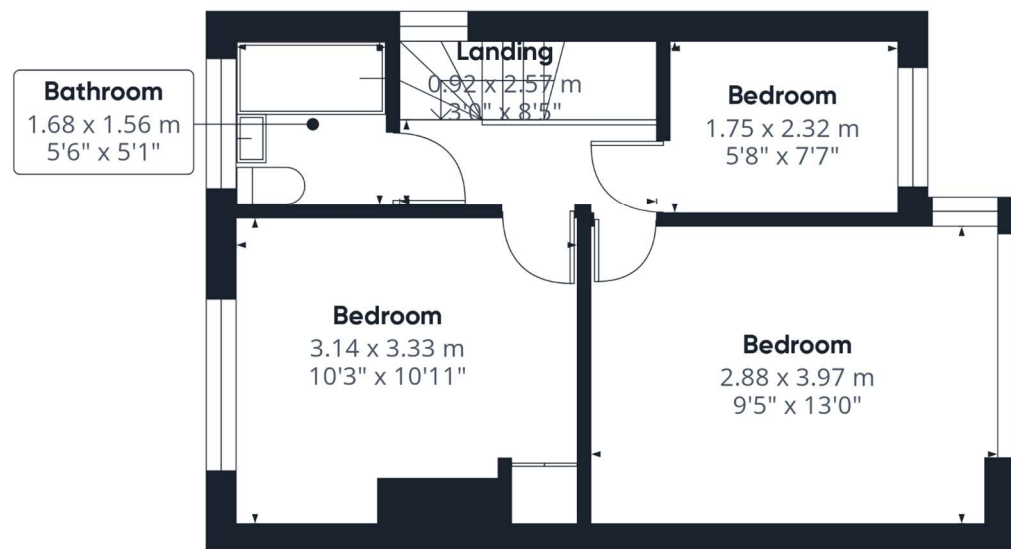
- Beautifully extended
- Fantastic condition

- Three bedrooms
- Within 0.5 miles of Croyley Station

- Secure workshop to rear
- South facing garden



Floor 0



Floor 1

Approximate total area⁽¹⁾
78.84 m²
848.65 ft²

(1) Excluding balconies and terraces

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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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 848 sq ft

Tenure: Freehold

Nearest Station: 0.5 miles to Croxley Station

Distance to Town Centre: 1.8 miles to Rickmansworth town centre

Nearest Motorway: 2.9 miles to M25

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.



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.

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