



Woodland Chase, Croxley Green, Rickmansworth WD3 3FN

Guide price: £725,000 Freehold

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## About the property

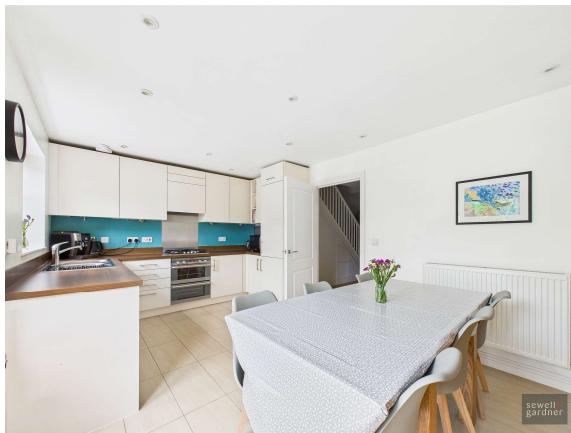
Located in the sought-after Woodland Chase development in Croxley Green, this modern and well-maintained three-bedroom mid-terrace house offers spacious, versatile living.

The ground floor features a welcoming entrance hall with excellent storage options and a convenient downstairs WC. To the front, a bright and comfortable living room provides a relaxing retreat, while to the rear, a generous kitchen/dining area opens out to the garden. The kitchen is well-appointed with a range of integrated appliances and offers ample space for dining and entertaining.

Upstairs, the principal bedroom is a standout, complete with built-in wardrobes, an en-suite shower room, and an attractive bay window that floods the room with natural light. A second double bedroom and a third single bedroom are served by a contemporary family bathroom. A staircase from the landing leads to a versatile loft room, currently used as a home office but also suitable as an occasional bedroom or additional living space.

Additional features include double glazing and gas central heating throughout, two allocated parking spaces, and a well-sized rear garden approximately 50ft in length, comprising a patio, lawn, shed, and rear access.

The property was built in 2011, and offers a stylish, flexible and move-in ready home in a desirable residential location — early viewing is highly recommended.



- Three bedrooms
- Two allocated parking spaces
- Sought-after location
- Loft room



To view this property, contact us on-

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# 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.

**Local Authority:** Three Rivers District Council  
**Council Tax:** E  
**Approximate floor area:** 1,120 sq ft  
**Tenure:** Freehold

**Nearest Station:** 0.6 miles to Croxley Station  
**Distance to Town Centre:** 1.4 miles to Rickmansworth town centre  
**Nearest Motorway:** 2.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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