



Winton Crescent, Croxley Green, Rickmansworth WD3 3QX

Guide price: £615,000 Freehold

sewell &
gardner

About the property

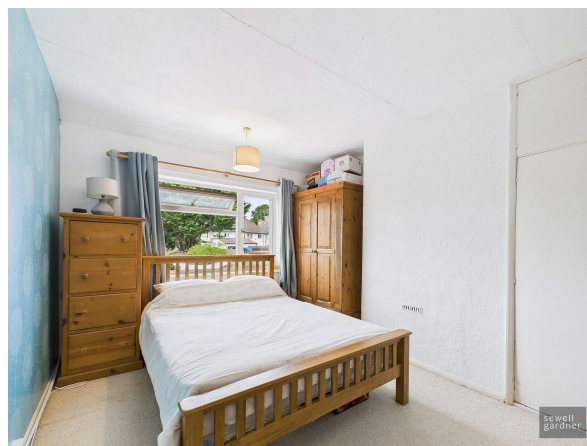
A three-bedroom semi-detached home, ideally located in a highly sought-after residential area just 0.2 miles from Croxley Station.

This charming property offers spacious and versatile living accommodation, perfect for families or professionals alike. The ground floor comprises a welcoming entrance hallway, a bright and airy living room with a large bay window, and a separate dining room with patio doors opening onto a west-facing garden. A fully fitted kitchen completes the ground floor.

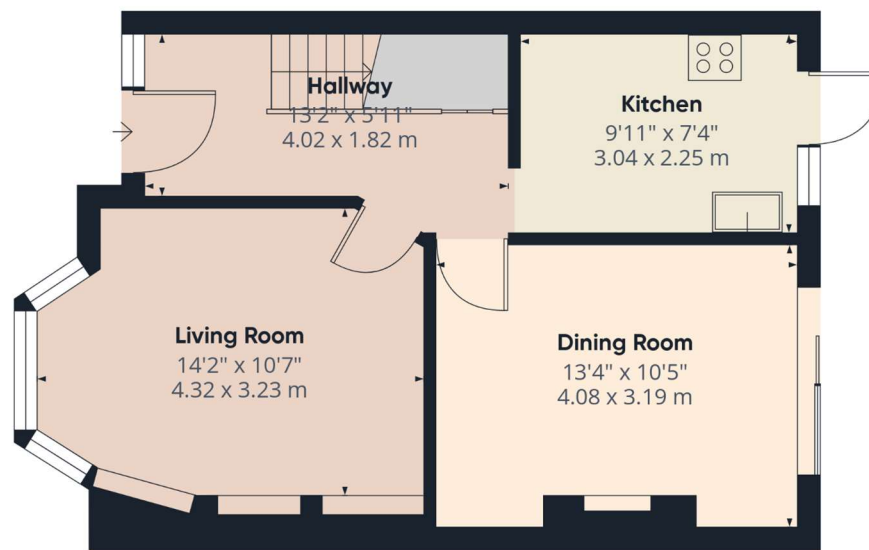
Upstairs, the property features a generous principal bedroom with bay window and built-in wardrobes, a second double bedroom—also with built-in storage—a single bedroom, modern family bathroom, and separate WC.

Outside, the property benefits from a neatly maintained front lawn and a shared driveway providing vehicular access to a rear garage. The west-facing rear garden enjoys plenty of afternoon and evening sun—ideal for outdoor dining and relaxation.

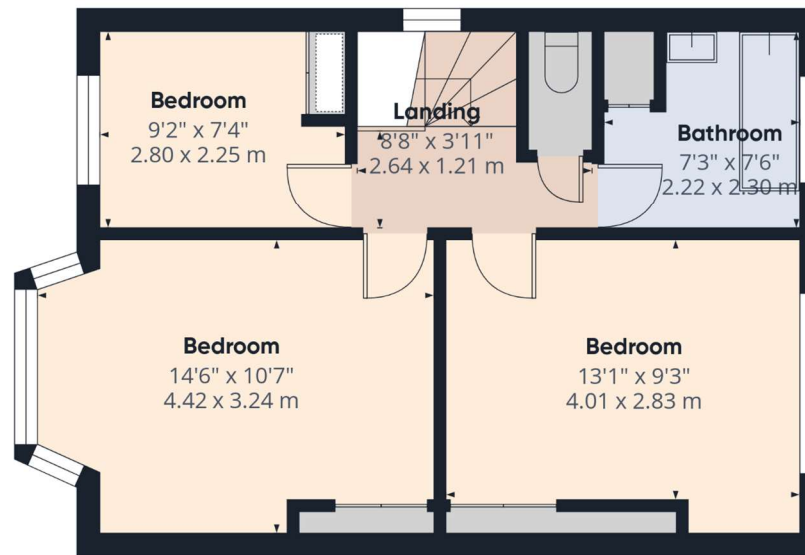
Backing directly onto the scenic Barton Way Fields, the home boasts beautiful open views and is conveniently located close to highly regarded local schools and excellent transport links. This property also offers significant potential to enhance and extend (subject to the usual planning permissions), making it an excellent long-term investment opportunity.



- Three bedrooms
- Shared driveway
- West facing garden
- Garage
- Close to excellent schools
- Short walk to Croxley Station



Floor 0



Floor 1

Approximate total area⁽¹⁾

887 ft²

82.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



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: 887 sq ft
Tenure: Freehold

Nearest Station: 0.2 miles to Croxley Station
Distance to Town Centre: 1.5 miles to Watford town centre
Nearest Motorway: 3.1 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

