



Baldwins Lane, Croxley Green, Rickmansworth WD3 3LD

Offers in excess of: £500,000 Freehold

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About the property

Situated in the sought-after location of Croxley Green, this three-bedroom end-of-terrace property is in need of modernisation and offers an ideal family home with generous living space and a spacious rear garden.

Upon entering, you are welcomed by an entrance hall that leads into a living room at the front of the house. To the rear, the property boasts a well-appointed kitchen and an adjoining dining room, creating a sociable space.

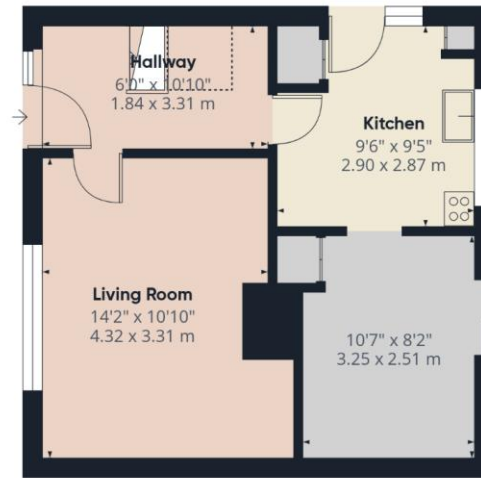
Upstairs, the home features three good-sized bedrooms, a family bathroom, and a separate WC for added convenience.

Outside, the property enjoys a large rear garden mainly laid to lawn, providing ample space for outdoor activities.

Located close to local amenities, good schools, and transport links, this property is a fantastic opportunity for families or those looking to settle in a vibrant, community-focused area.



- Three bedrooms
- Close to good schools
- Close to local amenities
- Large garden
- End of terrace
- Chain free



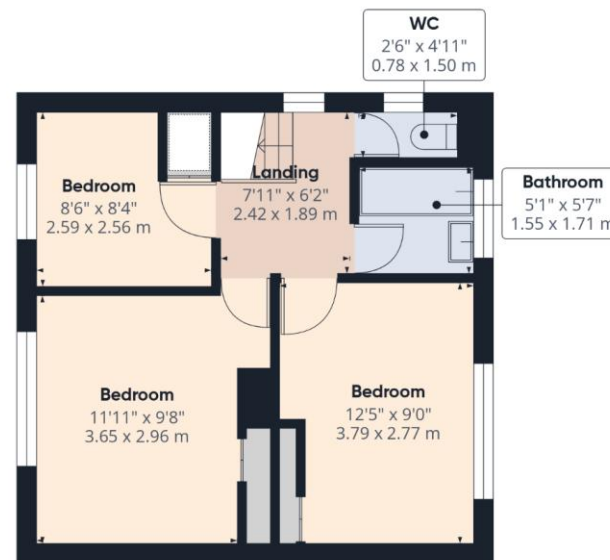
Floor 0

Approximate total area^m

819 ft²
76.2 m²

Reduced headroom

9 ft²
0.9 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 819 sq ft

Tenure: Freehold

Nearest Station: 0.8 miles to Croxley Station

Distance to Town Centre: 1.5 miles to Watford town centre

Nearest Motorway: 2.5 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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