



Sycamore Road, Croxley Green, Rickmansworth WD3 3TD

Guide price: £799,950 Freehold

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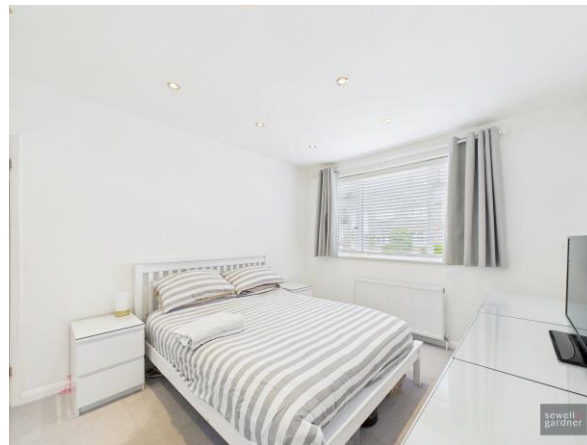
About the property

A beautifully presented and deceptively spacious five-bedroom semi-detached home. Offering versatile living, a stunning open-plan kitchen/diner, living space and a generously landscaped garden - ideal for families and those who love to entertain.

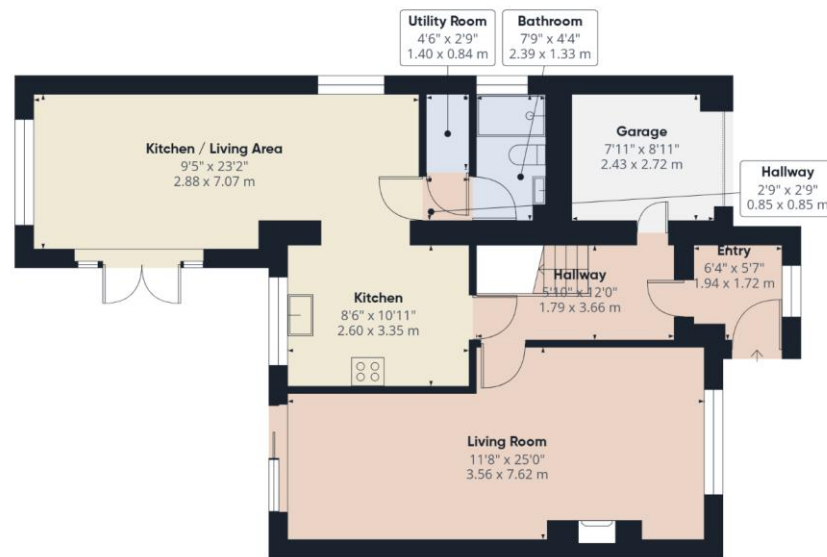
Upon entering, you're welcomed by a well-proportioned porch leading into a bright and inviting hallway. To the left, a warm and cosy lounge, featuring sliding double doors that open straight onto the garden. At the rear of the home, the light-filled kitchen/diner and living area is the true heart of the house.

Upstairs, the spacious landing leads to four generously sized double bedrooms, plus a fifth room currently used as a creative arts and crafts space. The family bathroom is well-appointed with both a bath and shower.

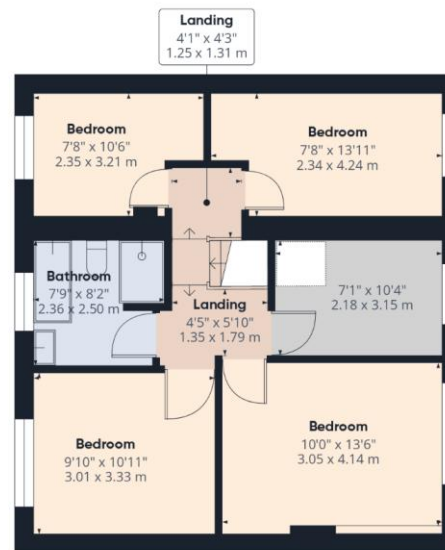
The large South facing garden is a standout feature – starting with an elevated decked patio and seating area and stepping down to a substantial lawn ideal for children, pets, or future landscaping plans.



- Five bedroom semi-detached
- Driveway parking
- Integral garage
- South facing garden
- 0.6 miles from Croxley Station
- In catchment for outstanding primary and secondary schools



Floor 0



Floor 1

Approximate total area⁽¹⁾

1417 ft²

131.6 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.

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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: E

Approximate floor area: 1,417 sqft

Tenure: Freehold

Nearest Station: 0.6 miles to Croxley Station

Distance to Town Centre: 1.9 miles to Watford town centre

Nearest Motorway: 3.3 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	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.

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