



Gade Bank, Croxley Green, Rickmansworth WD3 3GD

Guide price: £495,000 Freehold

sewell &
gardner

About the property

A well-presented three-bedroom semi-detached home of 'Hamish Cross' build, ideally located in the highly sought-after village of Croxley Green.

Set on the edge of the picturesque Cassiobury Park and just moments from the Grand Union Canal, this delightful property is offered to the market chain free. Built in the distinctive non-standard construction style associated with Hamish Cross homes, it offers both character and generous living space throughout.

The ground floor features a bright and spacious living room, leading into an open-plan kitchen and dining area with direct access to the west-facing garden – perfect for enjoying the afternoon sun. A convenient cloakroom completes the downstairs layout. Upstairs, there are three well-proportioned bedrooms along with a modern family bathroom.

Outside, the property enjoys a low-maintenance front garden and a generous rear garden, including a large patio and lawn that backs onto peaceful woodland – an ideal setting for relaxing or entertaining.

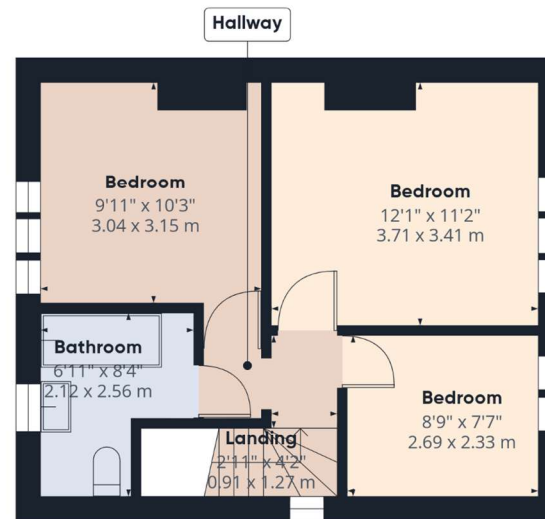
This tranquil location also offers excellent access to local amenities, the canal, and highly regarded schools, making it a wonderful opportunity for families and professionals alike.



- Three bedrooms
- Residents parking
- Semi-detached home
- Well-presented throughout
- West facing garden
- Close to highly regarded schools



Floor 0



Floor 1

Approximate total area⁽¹⁾

772 ft²

71.7 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



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 772 sq ft

Tenure: Freehold

Nearest Station: 1.9 miles to Croxley Station

Distance to Town Centre: 2.6 miles to Watford town centre

Nearest Motorway: 4.2 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		87 B
69-80	C	72 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.

**sewell &
gardner**