



Watford Road, Croxley Green, WD3 3DD
Guide Price: £735,000 Freehold

sewell &
gardner

About the property

This beautifully presented five-bedroom semi-detached family home is ideally located in the heart of Croxley Green, just a short five-minute walk from Croxley Green Station. The property welcomes you with a spacious porch leading into a bright hallway with a convenient downstairs WC. To the right, you'll find a generously sized lounge, currently accommodating two full-sized sofas, and a useful utility room. The heart of the home is the modern, fully integrated kitchen/diner, accessed through glass oak doors, offering the perfect space for family living and entertaining.

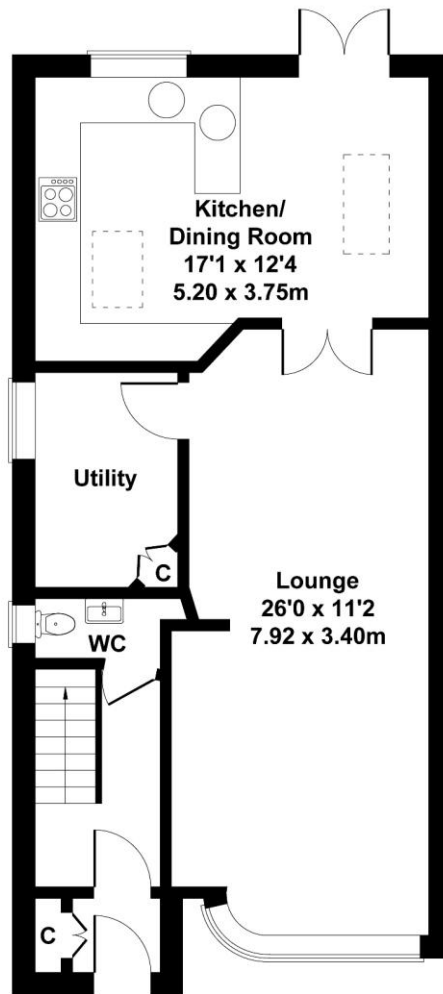
The first floor comprises three well-proportioned double bedrooms and a stylish family bathroom, while the second floor provides two further double bedrooms and an additional bathroom, making this an ideal home for larger families. Externally, the property boasts a private rear garden with a patio area, lawn, and storage shed, along with side access and a double driveway at the front. Perfectly combining space, style, and convenience, this home offers modern living in a prime Croxley Green location.



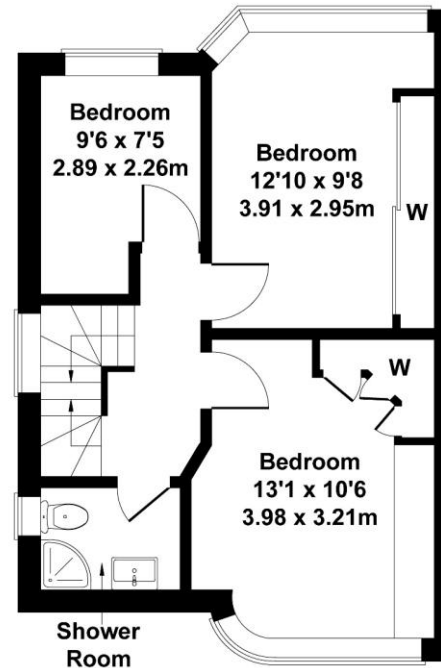
- Five bedrooms
- Semi-detached home
- Well-presented throughout
- Fully integrated kitchen
- Driveway
- Prime location less than 5 minutes' walk from Croxley Green Station

Watford Road, Croxley Green

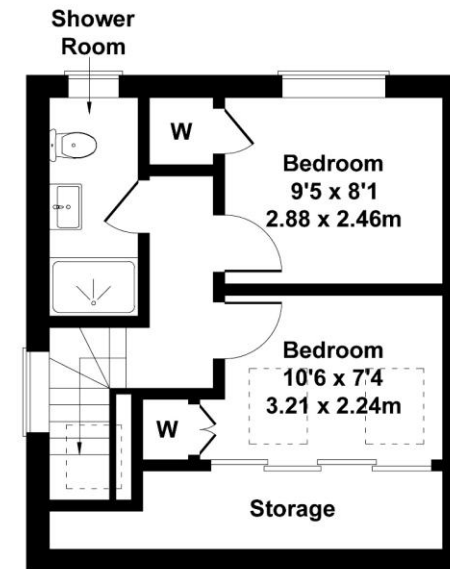
Approximate Gross Internal Area
1389 sq ft - 129 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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: 1175 sq ft

Tenure: Freehold

Nearest Station: 0.3 miles to Croxley Station

Distance to Town Centre: 1.7 miles to Rickmansworth

Nearest Motorway: 3.1 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		82 B
69-80	C	71 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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

**sewell &
gardner**