



Links Way, Croxley Green, Rickmansworth, WD3 3RN

Offers in excess of: £600,000 Freehold

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## About the property

Located in the highly sought-after Croxley Green, this three-bedroom semi-detached home offers a perfect blend of modern living and family comfort.

Upon entering, you are greeted by a bright and spacious hallway, with a welcoming lounge to the left and a stylish open-plan kitchen/diner straight ahead. The contemporary kitchen, complete with a convenient connecting door to the lounge, is ideal for both everyday family life and entertaining. Upstairs, the property boasts a generously sized principal bedroom with built-in wardrobes, a second double bedroom, a further single bedroom, and a well-appointed family bathroom featuring both a bath and a separate shower.

Externally, the home continues to impress with a beautifully maintained rear garden. Accessed via patio doors from the kitchen, the garden opens onto a large patio with a seating area, leading down to a stunning lawn of excellent proportions. To the front, the property benefits from a driveway with parking and convenient side access to the rear garden.

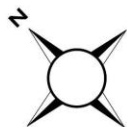
With its well-designed layout, ample space, and immaculate presentation, this property is truly one to view in order to appreciate its full charm.



- Three bedrooms
- Semi-detached home

- Driveway parking
- Well-presented throughout

- Open-plan kitchen/diner
- Close to Croxley Station



## Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)

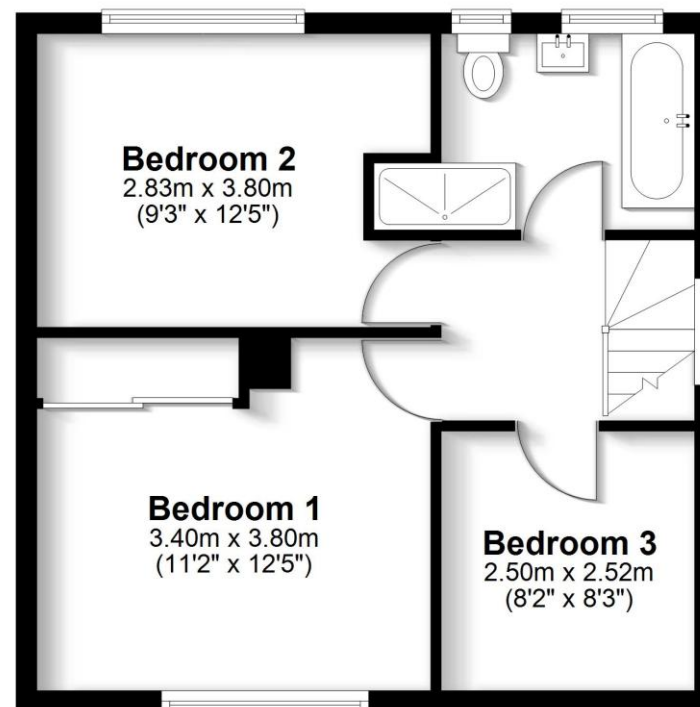


**Kitchen/Dining Room**  
2.83m (9'3")  
x 6.35m (20'10") max

**Living Room**  
3.40m x 4.44m  
(11'2" x 14'7")

## First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



**Bedroom 2**  
2.83m x 3.80m  
(9'3" x 12'5")

**Bedroom 1**  
3.40m x 3.80m  
(11'2" x 12'5")

**Bedroom 3**  
2.50m x 2.52m  
(8'2" x 8'3")

Total area: approx. 80.8 sq. metres (869.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.

To view this property, contact us on-

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## 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:** D

**Approximate floor area:** 869.7 sq ft

**Tenure:** Freehold

**Nearest Station:** 1.1 miles to Croxley Station

**Distance to Town Centre:** 2.6 miles to Watford town centre

**Nearest Motorway:** 3.7 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 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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