

FREEHOLD



House - Semi-Detached (EPC Rating: D)

CLAREMONT CRESCENT, CROXLEY
GREEN, WD3 3QR

£675,000

3 Bedroom House - Semi-Detached located in Croxley Green

Don't fail to miss out on our beautiful three bedroom family home in the ever popular Croxley Green. The property has been extended on the ground floor creating a stunning kitchen reception overlooking the enormous rear garden. Within close proximity to our highly schools: Malvern Way, Little Green, Croxley Danes and Rickmansworth, a short stroll to Croxley Metropolitan Line station, local shops and West Herts Golf Club.

Entrance – glazed UPVC storm porch leading to the front door.

Hallway - a welcoming space with stairs to first floor and doors to the front aspect reception room, the ground floor cloakroom and then kitchen and dining room.

Reception Room One - 5.07 x 3.39 (16'7" x 11'1") – a bright and airy room with impressive bay window with front aspect, upvc windows and doors overlooking the garden, coved ceiling, freestanding feature fire, radiator, laminate flooring.

Downstairs WC - 2.11 x 0.99 (6'11" x 3'3")
Internal room with low level flush wc and basin.

Kitchen - 5.17 x 2.72 (17'0" x 8'11") – Fitted with a range of painted shaker style units at base and eye level, tiled splashbacks, rolltop worktops, stainless steel sink unit with mixer tap and drainer with upvc window overlooking the garden, eye-level double oven/grill, countertop hob with built in extractor above, space for fridge, space and plumbing for dishwasher and washing machine. fridge-freezer, dishwasher, track lighting. Double glazed window to front aspect and double doors leading to the dining room.

Dining Area - 2.92 x 2.25 (9'7" x 7'5") – a purpose built extended area from the kitchen with small reception area leading to the dining space which is dual aspect overlooking and with upvc door to the impressive garden.

First Floor

Landing – With doors to bedrooms, coved ceiling, ceiling light.

Bedroom 1 - 4.68 x 3.38 (15'4" x 11'1") - Large bay window to front aspect with carpet to floor, built-in cupboards radiators and carpet to floor.

Bedroom 2 - 3.71 x 3.05 (12'2" x 10'0") - Double glazed window to rear, pendant lighting and carpet to floor.

Bedroom 3 - 2.72 x 2.12 (8'11" x 6'11") - Double glazed window to rear. Built-in storage cupboard plus space for furniture, with radiator, pendant lighting radiator and the continuation of good quality carpet to floor.

Bathroom - 2.42 x 1.79 (7'11" x 5'10") A tranquil retreat which has been exquisitely updated. With modish oversized marble tiles, walk in shower area with glass partition and power shower. Sink with built in vanity unit and low level flush wc.

Outside

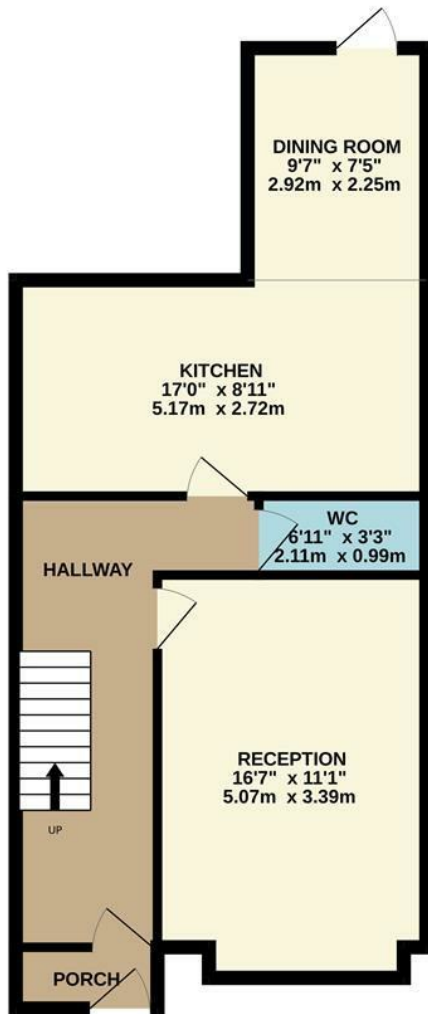
An incredible space for the keen gardener offering plenty of scope for those outside projects, with lots of space for a potential end of garden room as preceded by several neighbours already. Currently laid to block paved patio area with a very large timber framed greenhouse. Mature beds with planting, raised brick planter area, paved pathway meandering through the lawned area leading to a second hardstanding currently home to two outside sheds.

The attractive approach to our Claremont Crescent property offers great kerb appeal. With off road parking on the block paved driveway, then is enclosed by brick wall with hedging then the remainder laid to lawn.

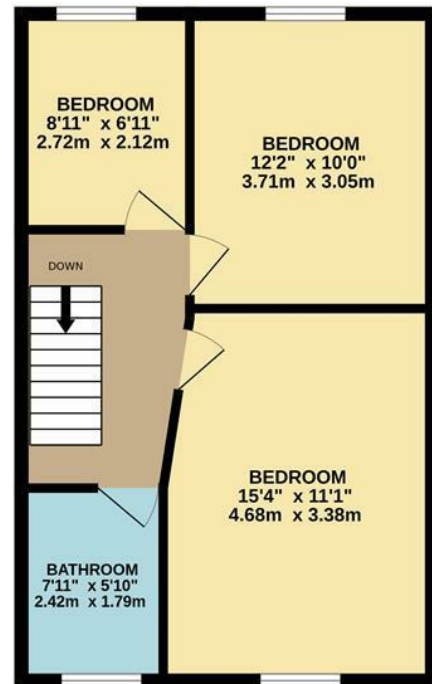


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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

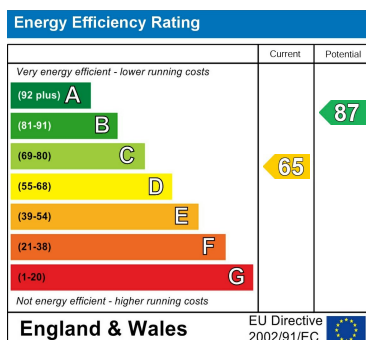
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

D

Energy Performance Graph



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