



Hastings Way, Croxley Green, WD3

£950,000 Freehold

CHAIN FREE • LIVING ROOM • SPACIOUS FAMILY ROOM WITH OPEN PLAN KITCHEN • UTILITY ROOM AND GUEST W.C. • FOUR BEDROOMS • MODERN FAMILY BATHROOM & EN-SUITE BATHROOM TO BEDROOM ONE • REAR GARDEN • GARDEN ROOM • GARAGE • DRIVEWAY FOR UP TO THREE CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A beautifully presented, chain-free FOUR BEDROOM SEMI DETACHED FAMILY HOME, located in a sought-after and quiet residential road in Croxley.

Stepping inside, you are welcomed by a spacious and inviting living room, ideal for relaxing evenings in a setting that radiates warmth and comfort. The heart of the home is the expansive family room, seamlessly connected to a stunning open plan kitchen that is both stylish and practical, featuring ample workspace to inspire culinary creativity. Flooded with natural light, this versatile area is perfectly suited for every-day family gatherings or entertaining, offering a truly sociable living experience. The home continues with a dedicated utility room (providing essential space for laundry and storage) and a convenient guest W.C.

Three good-sized bedrooms await on the first floor, each thoughtfully arranged to maximise space and natural light, offering peaceful retreats for every family member. Bedroom one is situated on the second floor and benefits from a sleek en-suite bathroom, while the remaining bedrooms are served by a contemporary family bathroom on the first floor.

Bi-fold doors open out to the sunny south facing rear garden which has an extensive paved patio and path leading to an area of lawn with flowered and shrubbed borders, and an impressive 18' garden room with power and light at the rear. To the front is driveway parking for up to three cars, a garage accessed via an up and over door to the front and gated side access to the rear garden.

This superb family home presents an outstanding opportunity for buyers seeking a property that combines spacious, flexible accommodation with an inviting atmosphere, all within a desirable and well-connected location.

Situated close to a variety of shops and well-regarded schools such as Croxley Danes, this home enjoys superb access to local amenities and transportation links, making daily commutes and errands effortless. Croxley Station is approximately a mile away and it is a short drive to both Watford and Rickmansworth Town Centres.

Nearest Station: 0.8 miles - Croxley Station

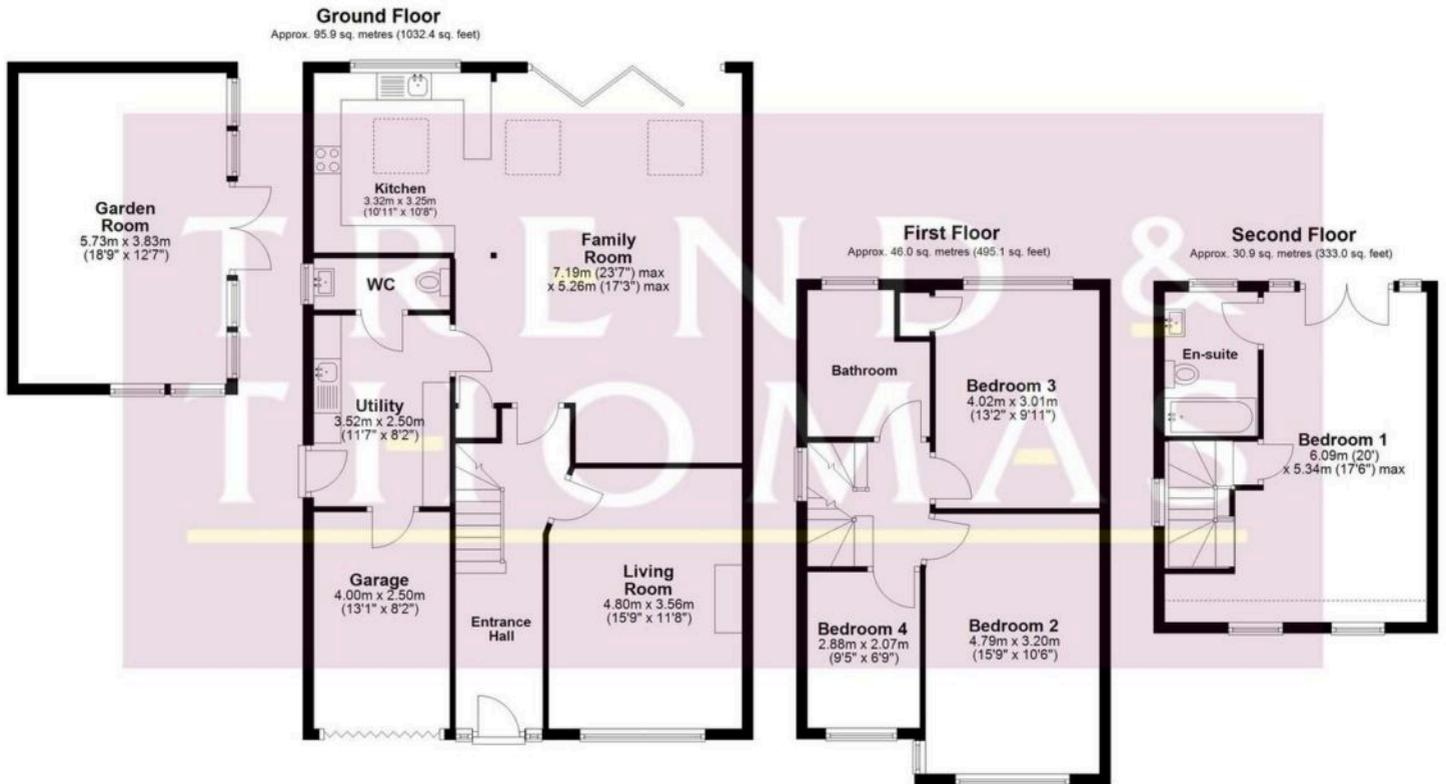
Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Total area: approx. 172.8 sq. metres (1860.4 sq. feet)

GARDEN ROOM NOT INCLUDED IN SQUARE AREA
 Whilst every effort has been made to ensure the accuracy of this floor plan, measurements 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.
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 Plan produced using PlanUp.□



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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.