



Hazelbank, Croxley Green, Rickmansworth WD3 3EW

Guide Price: £795,000 Freehold

**sewell &
gardner**

About the property

This wonderful three bedroom semi detached house is located in a popular residential road in the heart of Croxley Green. On the ground floor you will find a living room to the front and a separate kitchen and dining room to the rear of the property. On the first floor are two double bedrooms, a single bedroom, shower room and separate WC.

There is a well kept garden to the rear with patio area leading to lawn. To the front of the property is a driveway with garage and front garden area.

The property is located within very easy reach of all local amenities including Croxley Metropolitan Line Station and Croxley Danes School.

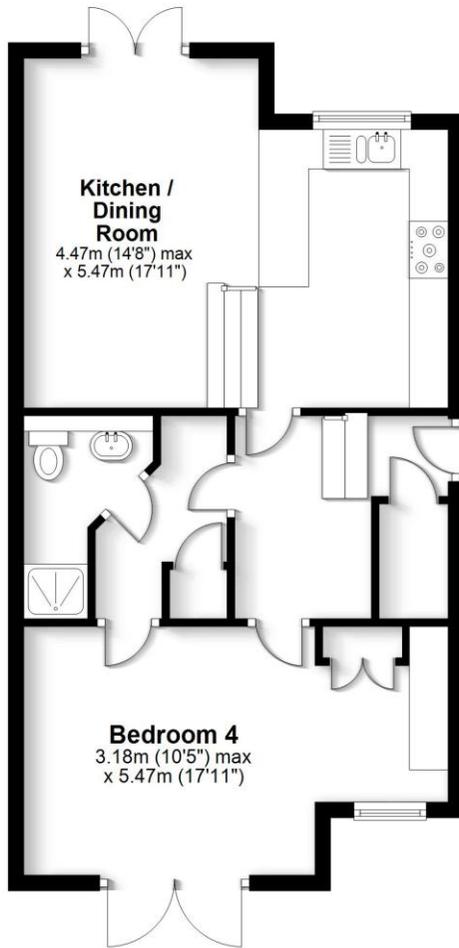
As an added benefit the property is to be offered with no upper chain.



- Four double bedrooms
- Principal bedroom with ensuite
- Integral garage and 2 parking spaces
- Gated development
- South West facing garden
- 0.2 miles to Croxley Station

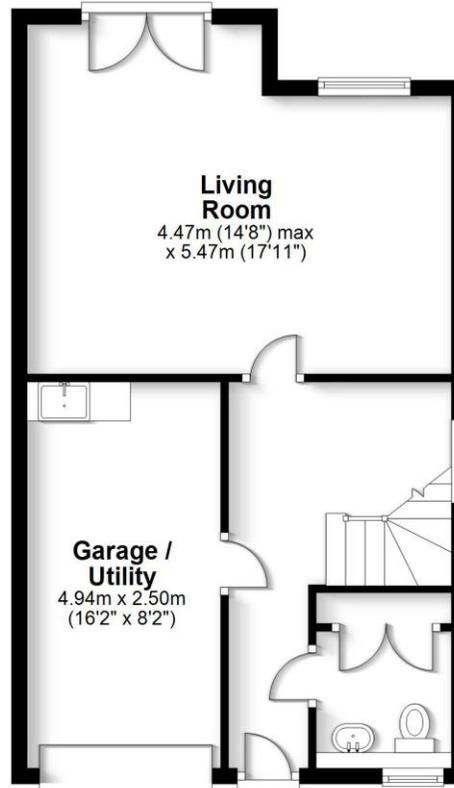
Lower Ground Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



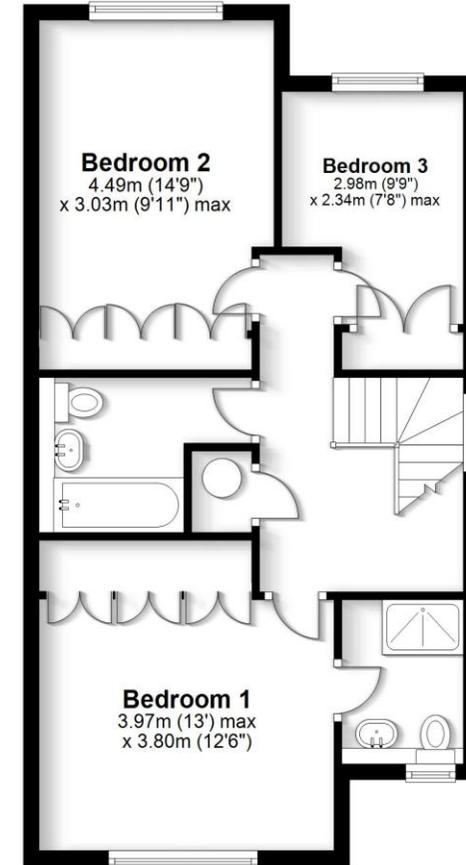
Ground Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 157.4 sq. metres (1694.4 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 - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



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

Local Authority: Three Rivers District Council

Council Tax: F

Approximate floor area: 1,694 sq ft

Tenure: Freehold

Service Charge: £600

Nearest Station: 0.2 miles to Croxley Station

Distance to Town Centre: 1.8 miles to Rickmansworth

Nearest Motorway: 3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	85 B
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; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors

Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 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