

Produced for James Estate Agents, REF: 1329885  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025.



Approximate Area = 1121 sq ft / 104.1 sq m  
Limited Use Area(s) = 18 sq ft / 1.6 sq m  
Total = 1139 sq ft / 105.7 sq m  
For identification only - Not to scale

Denotes restricted head height

**Sherborne Way, Croxley Green, Rickmansworth, WD3 3PF**

**LOCAL AUTHORITY**  
Three Rivers Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWS**  
By prior appointment only

Energy Efficiency Rating	
Current	Potential
66	52
<small>Not energy efficient - lower running costs</small> <small>Very energy efficient - lower running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE  
**£490,000**  
**SHERBORNE WAY**  
CROXLEY GREEN, RICKMANSWORTH, WD3 3PF

## PROPERTY SUMMARY

**NO UPPER CHAIN.** This two bedroom semi-detached chalet style bungalow is in need of complete refurbishment and priced accordingly. Situated in a popular residential road in central village location. In walking distance to Croxley Met Line station, local shops, amenities and excellent schools. Existing accommodation comprises of; entrance hallway, two double bedrooms, lounge, dining room, kitchen/breakfast room and shower room. Outside provides off street parking to the front and a low maintenance garden to the rear.

2



1



3

