



A CONTEMPORARY FIVE BEDROOM, THREE BATHROOM TOWNHOUSE IN A SOUGHT AFTER AREA

Dukes Place, Watford Road, Croxley Green, Rickmansworth, Hertfordshire, WD3 3DP

ROBSONS

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**KITCHEN/RECEPTION ROOM • DOWNSTAIRS
WC • RECEPTION ROOM • PRINCIPAL
BEDROOM WITH EN-SUITE • FOUR FURTHER
BEDROOMS • TWO FAMILY BATHROOMS •
REAR GARDEN • INTEGRAL GARAGE •
DRIVEWAY**

Description

A beautifully presented five-bedroom, three-bathroom townhouse, within a short walking distance to Croxley Green Station, and Ofsted outstanding primary and secondary schools, including Harvey Road and Rickmansworth schools.

The ground floor comprises a welcoming entrance hall with guest cloakroom, a modern fitted kitchen with granite work surfaces, and a spacious reception room featuring French doors that open onto a well-maintained rear garden laid with low-maintenance Astroturf.

The first floor offers a further reception room with French doors and a Juliet balcony, along with two well-proportioned bedrooms, one of which is being used as an office, and a contemporary family shower room.





On the second floor there is a generous light-filled master bedroom with fitted wardrobes and en-suite facilities, a further good-sized double bedroom also with fitted wardrobes, and a family bathroom. An additional well proportioned double bedroom with a skylight is located on the third floor, providing flexible accommodation.

Further benefits include an integral garage and off-street parking.

Location

Picturesque Croxley Green provides the perfect backdrop as it offers village charm in the rural suburbs of Hertfordshire. The property is within easy reach of Croxley Green and Rickmansworth town centre with its wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18 connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

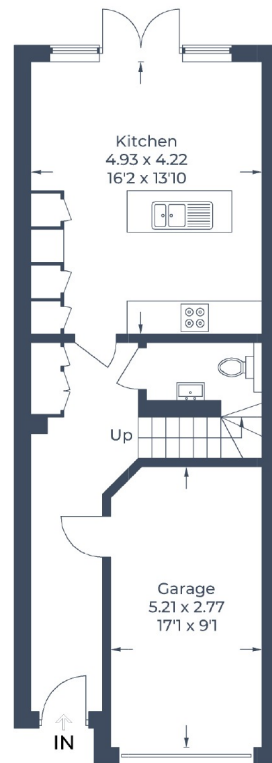
Council Tax Band: F

Energy Efficiency Rating: C

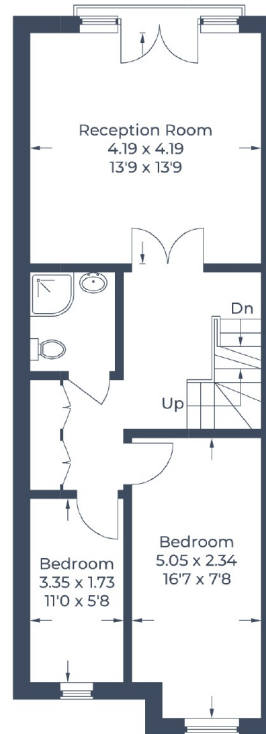
For additional information, please refer to www.robsonsworld.com or call us on: 01923 777762.



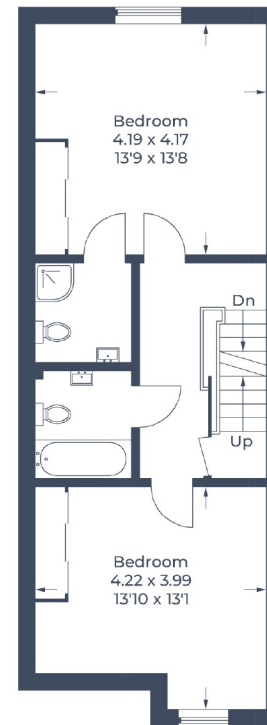
Approximate Gross Internal Area
 Ground Floor = 51.7 sq m / 556 sq ft
 First Floor = 50.9 sq m / 548 sq ft
 Second Floor = 50.7 sq m / 546 sq ft
 Third Floor = 19.5 sq m / 210 sq ft
 Total = 172.8 sq m / 1,860 sq ft
 (Including Garage / Excluding Eaves)



Ground Floor

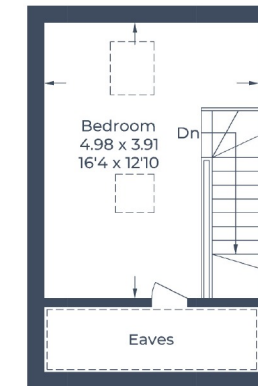


First Floor



Second Floor

= Reduced head height below 1.5m



Third Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ROBSONS

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