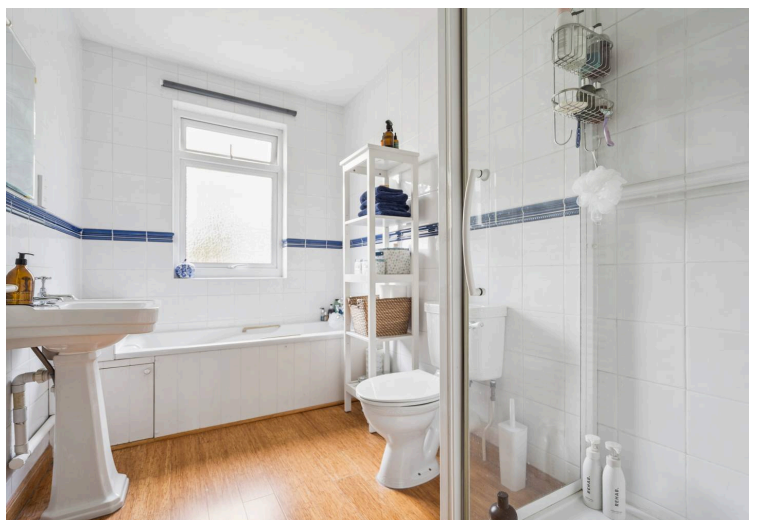


## Watford Road, Croxley Green, WD3

£750,000 Freehold

FOUR BEDROOM SEMI DETACHED HOUSE • WELL-MAINTAINED FRONT AND REAR GARDENS • LIVING ROOM • FAMILY/DINING ROOM • MODERN KITCHEN • FAMILY BATHROOM • GARAGE TO REAR WITH ADDITIONAL PARKING • CLOSE TO CROXLEY STATION

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



# TREND & THOMAS

We are delighted to present this spacious FOUR BEDROOM SEMI DETACHED FAMILY HOME, close to Croxley Station and within walking distance of sought-after Infant, Primary and Secondary schools in Croxley.

Set back from the road, this well thought-out property offers a welcoming hallway, setting the tone for the rest of the property. There is a bright living room to the front overlooking the attractive front garden with a feature fireplace. The 22' family/dining room has a feature log burner, a skylight providing plenty of natural light over the dining area and French double doors leading to the rear garden. The heart of the home is the modern kitchen, complete with integrated double oven, ample storage with wall and base cabinets, space for freestanding appliances and bamboo wood flooring, making it both functional and inviting.

To the first floor are three bedrooms with an abundance of natural light making them the perfect retreat, with large windows, built-in storage cupboards on the landing and a fitted wardrobe in bedroom three. The modern bathroom is a true sanctuary, boasting a walk-in shower, separate bath-tub, and bamboo wood flooring, all illuminated by a large window for a bright and welcoming atmosphere. Bedroom one is on the second floor, again with ample natural light provided by Velux windows, eaved storage and an en-suite W.C.

The rear garden is simply stunning and very well-maintained with a lawn area, vibrant plants, mature trees, and a paved patio area perfect for al fresco dining or entertaining guests, a tranquil haven. Practical touches abound, including a secure gated parking area to the rear of the garden with side door access to the garage. There is also an additional off-road parking area in the service road behind the property, to the front of the garage.

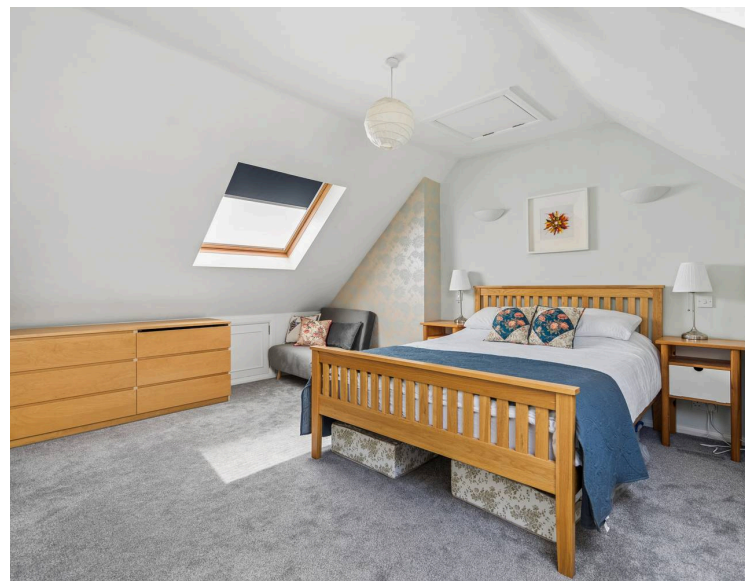
This exceptional and charming home provides modern comforts in a beautifully presented setting.

Nearest Station: 0.5 miles - Croxley Station

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate Gross Internal Area  
 Ground Floor = 67.3 sq m / 724 sq ft  
 First Floor = 49.6 sq m / 534 sq ft  
 Second Floor = 30.2 sq m / 325 sq ft  
 Garage = 14.8 sq m / 159 sq ft  
 Total = 161.9 sq m / 1,742 sq ft  
 (Excluding Eaves)

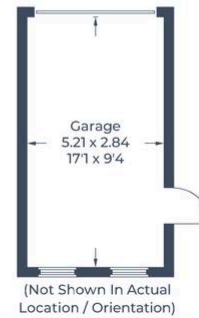


**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**



**Second Floor**

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

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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

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.