

GUIDE PRICE

£630,000

Beechcroft Avenue

Croxley Green, Rickmansworth, WD3 3EQ

PROPERTY SUMMARY

Situated on Beechcroft Avenue this delightful three-bedroom semi-detached house spans an impressive 896 square feet. The property boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are greeted by a welcoming hallway with access to the well proportioned lounge and the open-plan kitchen and dining area is ideal for entertaining guests or enjoying family meals. The modern kitchen is equipped with integrated appliances, making it both stylish and functional.

The first floor features three well-proportioned bedrooms. The master bedroom is particularly spacious and comes with fully fitted wardrobes, providing ample storage space. The contemporary family bathroom is well designed, featuring a shower over the bath.

One of the standout features of this property is the off-street parking, which accommodates up to two vehicles, along with a separate garage or store accessed via a shared drive.

Situated just a short walk from the Metropolitan Line station, this residence is ideally located for commuters. Additionally, it is close to popular schools, shops, and village amenities, making it a perfect choice for those seeking a vibrant community atmosphere. With no upper chain, this property is ready for you to move in and make it your own.

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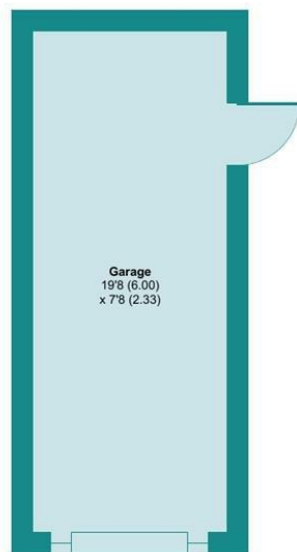
Beechcroft Avenue, Croxley Green, Rickmansworth, WD3 3EQ

Approximate Area = 896 sq ft / 83.2 sq m (excludes garage)

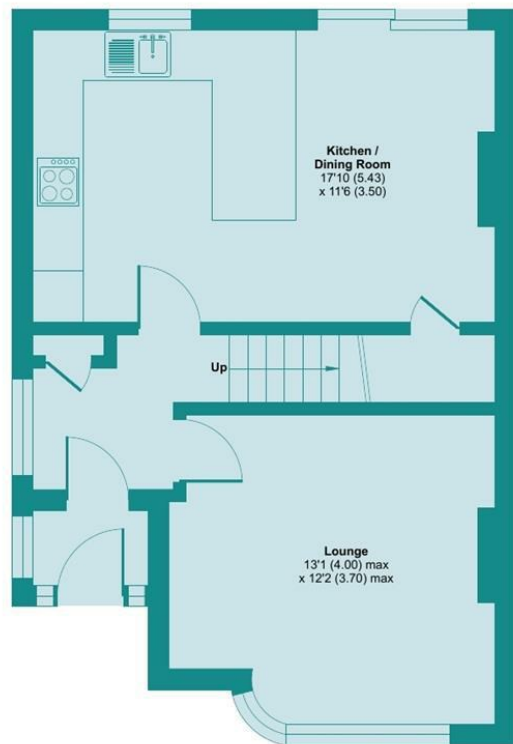
For identification only - Not to scale



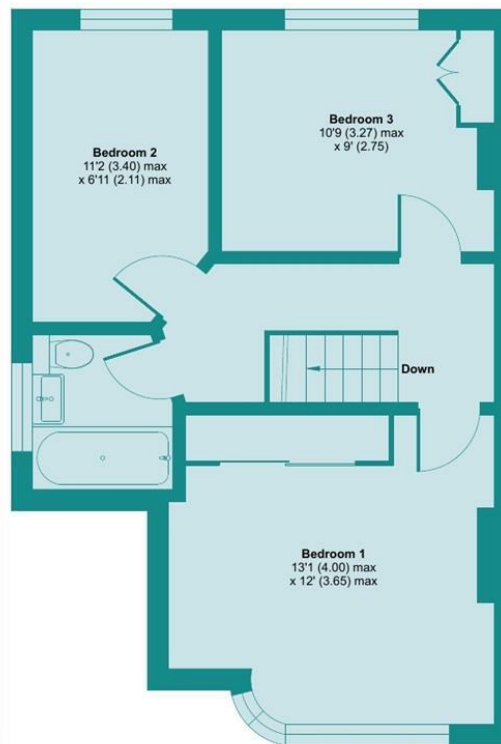
Garden
Approximate
54'7" (16.68)
x 25'3" (7.72)



**GARAGE
NOT SHOWN IN
ACTUAL POSITION**



GROUND FLOOR



FIRST FLOOR

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1365009



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