

Appleby Drive, Croxley Green

Offers Over £950,000

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A spacious four-bedroom detached family home, situated within a private development, offering well-proportioned accommodation arranged over two floors.

The ground floor comprises a large living room, providing a separate space for relaxation, alongside an open-plan kitchen, living and dining area. The open-plan layout offers a practical and sociable space for everyday living and entertaining. A separate utility room and downstairs WC complete the ground floor accommodation for added convenience.

To the first floor are four well-proportioned bedrooms, two of which feature en-suite bathrooms. The remaining bedrooms are served by a family bathroom, while a separate study provides additional space, ideal for home working or use as a dedicated office.

Externally, the property enjoys a private garden, offering ample space for outdoor dining and entertaining. A garage provides additional storage and parking.

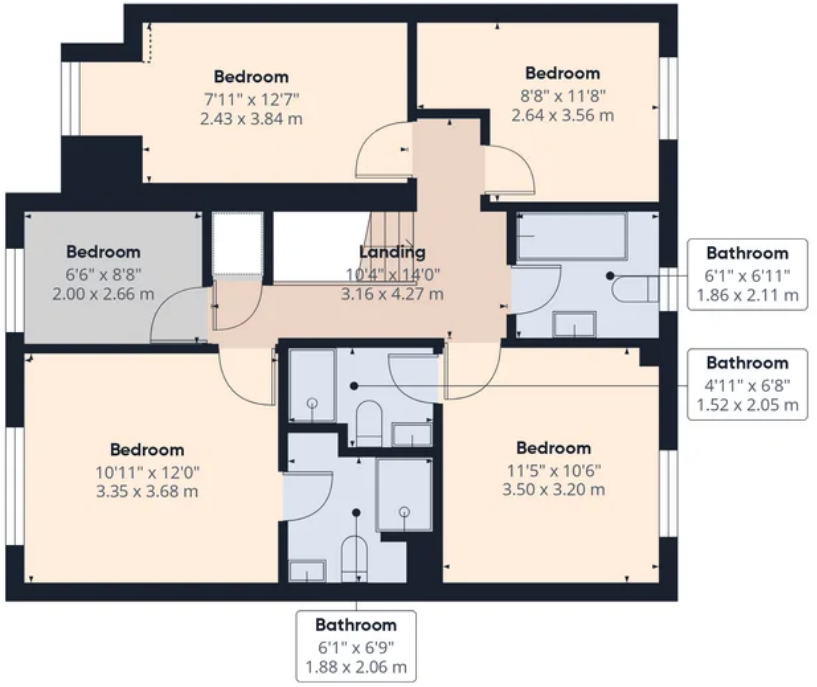
The property is situated within a private development, where residents also have complimentary access to the on-site football pitches and tennis courts, providing a range of recreational facilities close to home.







Floor 0



Floor 1



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Approximate total area(1)

1480 ft²

137.5 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

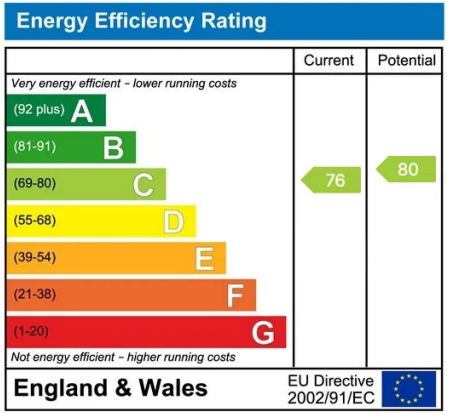
Receptions: 2

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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 and the newly built Croxley Danes School for secondary education.





The Property Ombudsman

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