



Connells

Dickinson Square
Croxley Green Rickmansworth

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for sale guide price
£800,000



Property Description

Connells are delighted to present this spacious four-bedroom detached corner plot family home, offered to the market with no upper chain and situated in a highly sought-after residential location within the heart of Croxley Green.

This well-maintained property provides generous and versatile living accommodation throughout, featuring an unusually large reception, a fitted kitchen with access to an additional lean-to, and a convenient ground floor cloakroom. To the first floor are four well-proportioned bedrooms (three large doubles & a single), complemented by an extensive four-piece family bathroom, and additional separate WC, and a boarded loft, with a room with window & electrics.

Externally, the home enjoys driveway parking for three vehicles, leading to a double garage, a south facing large main garden with side gardens the length of the house and holds extensive potentials to extend & enhance in many areas (STPP).

The property is positioned within the popular and picturesque village of Croxley Green, providing excellent local amenities, being walking distance to highly regarded schools, a variety of nearby shops, cafés, restaurants, and leisure facilities, while the beautiful Cassiobury Park, Grand Union Canal walks, and local green spaces provide exceptional opportunities for outdoor recreation. Croxley Metropolitan Line Station (5-minute walk) offers direct access into Central London, while the M25, M1 and A41 provide excellent road links to surrounding areas.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door to side aspect, windows to front and side aspect, door to entrance hall.

Entrance Hall

Door to front aspect, radiator, stairs to first floor landing, under-stairs storage.

Living Room

Windows to front and side aspect, sliding patio doors to rear aspect, television point, telephone point, radiators.

Kitchen / Diner

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

Window to rear aspect, radiator, space for dining area, storage cupboard housing boiler, door to lean to.

Lean To

Door to front aspect, door to rear garden, access to cloakroom, access to double garage.

Cloakroom

Window to side aspect, WC.

First Floor Landing

Stairs from entrance hall, access to large, boarded loft with additional room with window and electrics, window to front aspect, radiator.

Bedroom One

Double bedroom, dual aspect windows to front and side aspect, storage cupboard, radiator.

Bedroom Two

Double bedroom, window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

Double bedroom, window to rear aspect, fitted wardrobe, radiator.

Bedroom Four

Single bedroom, dual aspect windows to rear and side aspect, large airing cupboard housing water tank and additional storage, radiator.

Bathroom

Window to side aspect, bath with mixer taps, shower cubicle, wash hand basin, heated towel rail, heater, extractor.

Separate Wc

Window to side aspect, WC.

Outside

Front Garden

Off-street driveway parking for three vehicles, shrubberies, side access to additional garden area, garage access, access to lean-to.

Double Garage

Up and over doors, window to side aspect, lighting and electrics, door to lean-to.

Rear Garden

South facing rear garden, paved patio area, laid lawn, shrubberies, shed, pond. Access to side additional garden area.

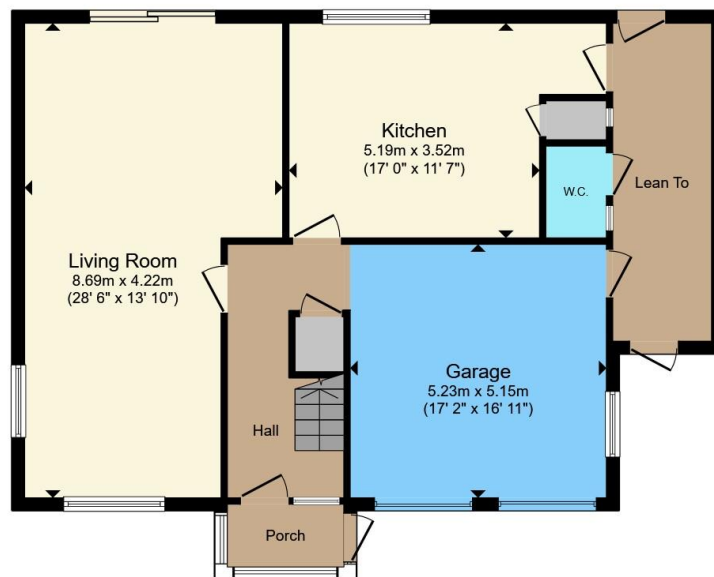
Additional Information

- Potential to extend to the side, rear, above the garage & loft (STPP).
- Conservation green area opposite to front of property (restrictive covenant - cannot be built on or turned into parking).

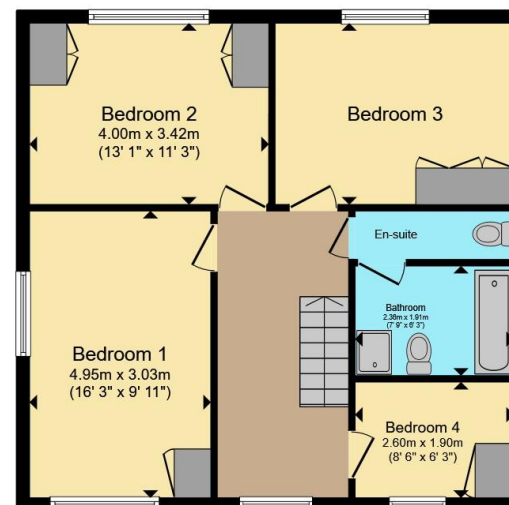








Ground Floor



First Floor

Total floor area 146.5 m² (1,577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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6 The Parade
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EPC Rating: F Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315492



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