




 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
 Produced for James Estate Agents. REF: 1364803



The Green, Croxley Green, Rickmansworth, WD3 3HT

Energy Efficiency Rating		Current	Minimum
	A	75-84	Very energy efficient - lower running costs
	B	81-91	
	C	82-90	
	D	83-89	
	E	83-84	
	F	81-83	
G	71-80	Net 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



PROPERTY SUMMARY

Location, location. location. This charming semi-detached cottage offers a delightful blend of character and modern living. Originally built in the 1880s, the property boasts a prime location within a conservation area, providing stunning views over The Green. From the hallway you are welcomed into a spacious main reception room that seamlessly combines a comfortable lounge area at the front with a dining space to the rear. The room is complemented by two generous cupboards, providing ample storage. The fitted kitchen, equipped with French doors, opens directly onto the private south-facing garden, creating an ideal space for al fresco dining and relaxation. A convenient downstairs bathroom adds to the practicality of the home. The first floor features two well-proportioned bedrooms, with the main bedroom overlooking the front and the second bedroom situated at the rear. An upstairs shower room enhances the functionality of the layout. The property also benefits from parking for one vehicle at the front and has garden access directly onto The Green via a gravel driveway. Residents will appreciate the short walk to Croxley Metropolitan line station, excellent schools, and a variety of village amenities, making this home not only charming but also incredibly convenient for everyday living. This enchanting cottage is a rare find.

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