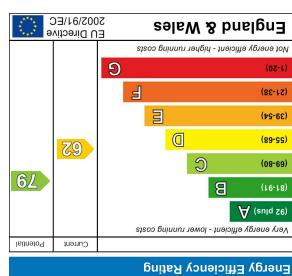
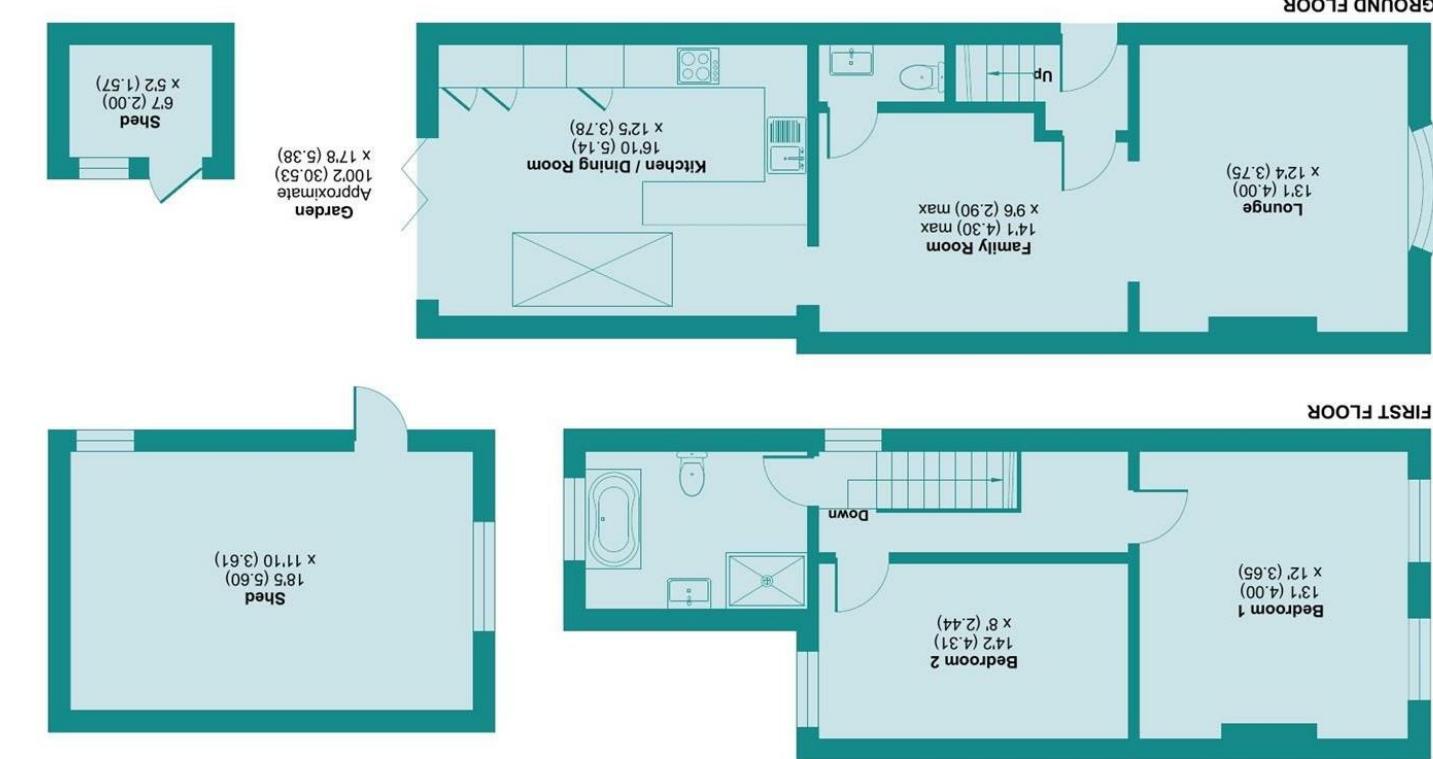


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance to prepare these particulars, they are for guidance purposes only and whilst every care has been taken to recheck the measurements taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance.



VIEWINGS  
 By prior appointment only

LOCAL AUTHORITY  
 Three Rivers District Council  
 TENURE  
 Freehold  
 COUNCIL TAX BAND  
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NEW ROAD, CROXLEY GREEN, RICKMANSWORTH, WD3 3EP



**james**  
 sales and lettings

GUIDE PRICE

**£650,000  
 NEW ROAD**

CROXLEY GREEN, RICKMANSWORTH, WD3 3EP

## PROPERTY SUMMARY

This delightful extended two-bedroom semi-detached Victorian house on New Road is a true gem. Spanning an impressive 1,001 square feet, the property boasts a perfect blend of stylish charm and period character. Upon entering, you are welcomed by a lovely main reception. The open-plan layout, seamlessly connects to a spacious family room which leads into the dining area and beautifully appointed kitchen. The rear space is flooded with natural light and has large bi-fold doors leading into the south facing landscaped garden. The kitchen boasts a superb range of wall and base units, integrated appliances, granite worktops and underfloor heating. New Boiler fitted (Jan 26). Additionally a downstairs WC enhances the practicality of the layout. The first floor features two generously sized bedrooms, along with a stunning period character bathroom all off landing. Outside space consists of a 100 foot south facing rear garden with a well-constructed wooden shed/workshop presenting an excellent opportunity to develop into an office/gym. To the front is driveway parking for two vehicles. Its central village location ensures easy access to, Croxley Metropolitan line station, excellent schools, village amenities and The Green. Having been thoughtfully refurbished by the current owner, this home is ready for you to move in and enjoy. With its perfect blend of modern amenities and period features, this is a must-view property. Loft conversion - planning reference 25/1965/CLPD Date approved 31 Dec 25

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