



Lewes Way, Croxley Green, Rickmansworth, WD3 3SN

Offers in excess of £799,950 Freehold



# The property

Set in the sought-after Croxley Green, this thoughtfully extended four-bedroom home is now available to the market.

The property opens with a practical porch ideal for outdoor wear, followed by a handy W/C under the stairs. Double glass doors lead into a bright front room, which flows into the modern kitchen and through to the rear living area, complete with bi-folding doors overlooking the garden. A separate utility room off the kitchen provides access to the integral garage.

The first floor hosts three bedrooms - a generously sized main bedroom with excellent storage potential, a spacious second bedroom and a third bedroom currently used as a dressing room as well as the stunning, recently refurbished bathroom. The second floor offers an additional bedroom complete with a walk-in closet and a modern en-suite shower room.

Outside, the property benefits from a well-maintained garden with decking to the rear and a large shed for added storage.

A viewing is highly recommended to appreciate all this home has to offer.







DANCE LIKE  
NOBODY IS WATCHING  
LOVE LIKE  
NOBODY IS WATCHING



EVERY CHECK  
EVERY MAKE  
EVERY LABEL  
EVERY BITE  
EVERY LABEL  
EVERY LABEL

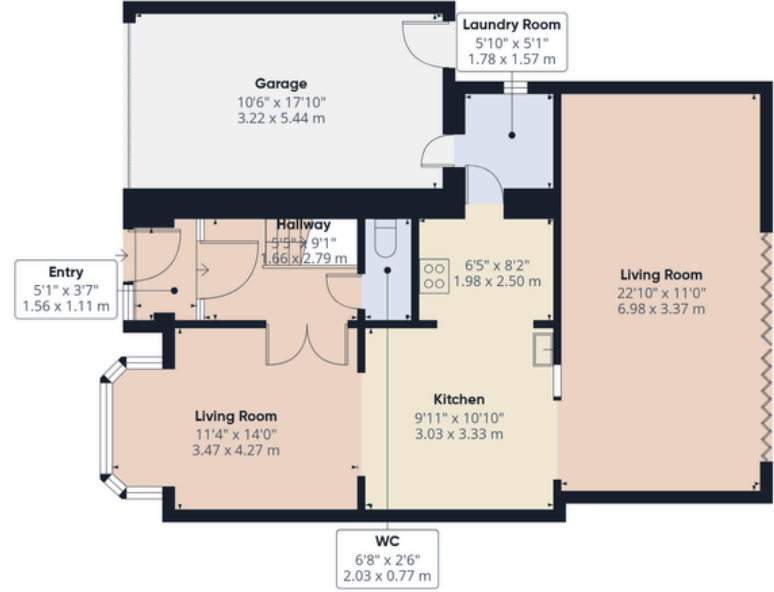
## Key Features

- Four bedrooms
- Semi-detached property
- Beautifully presented throughout
- Thoughtfully extended
- Spread across three floors
- South-facing garden
- Driveway parking
- Integral garage
- Great local schooling

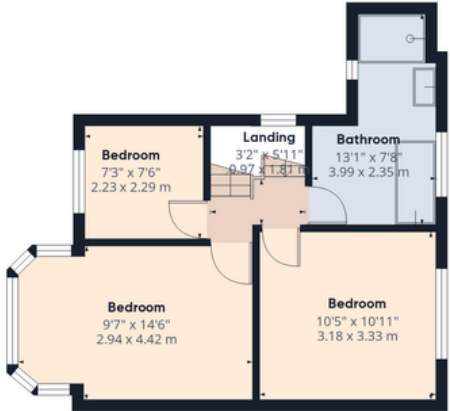




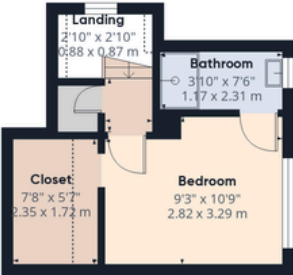
# Floorplan



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1467 ft<sup>2</sup>  
 136.2 m<sup>2</sup>

**Reduced headroom**  
 27 ft<sup>2</sup>  
 2.6 m<sup>2</sup>

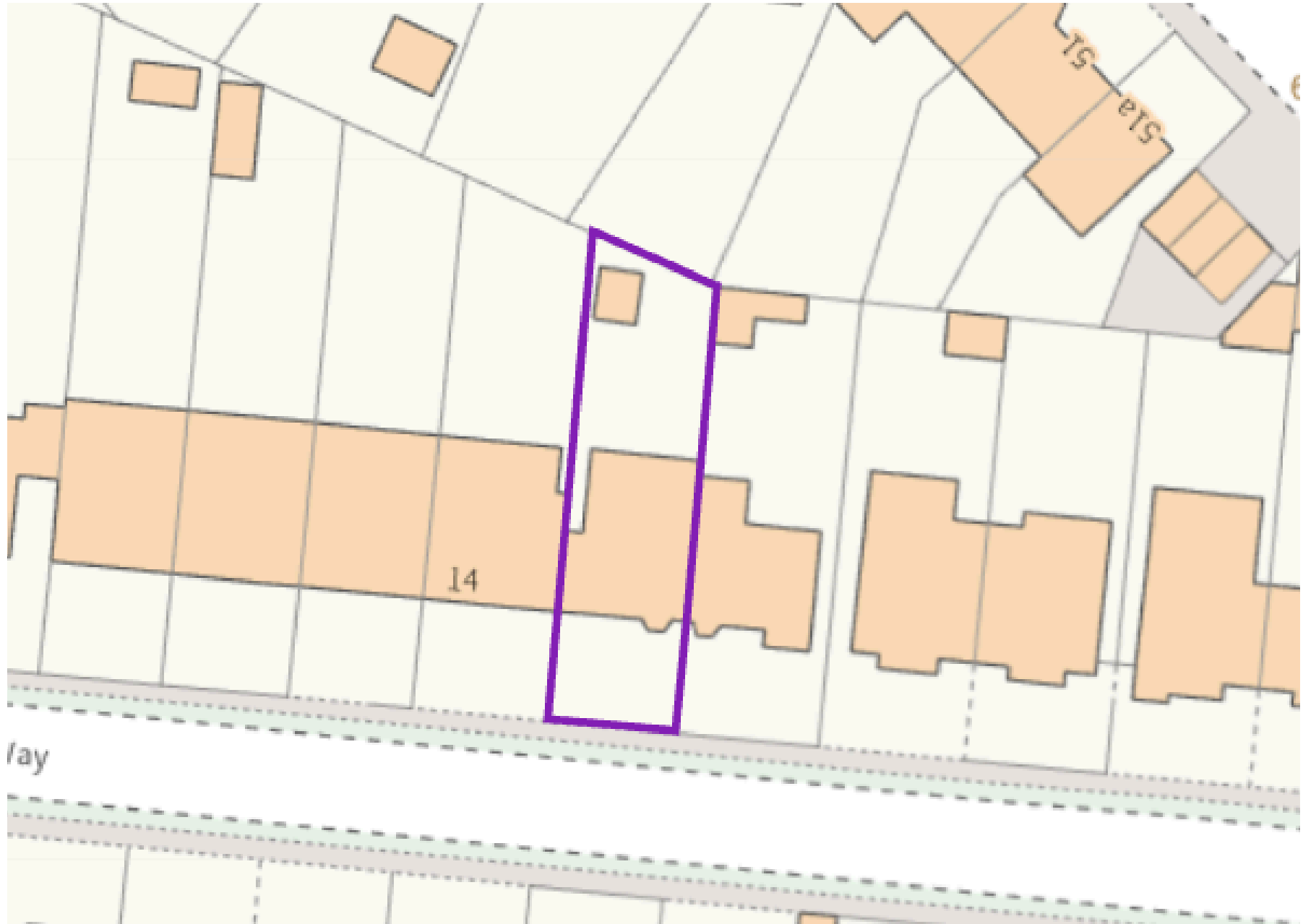
(1) Excluding balconies and terraces

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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# Boundary





# Area Information

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.

- 1.3 miles to Croxley Green Station
- 2.8 miles to Rickmansworth High Street
- Nearest Motorway: 3.5 miles to M25

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1467 sq ft

Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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