



Dickinson Square, Croxley Green, Rickmansworth,  
WD3 3HA

Guide Price £625,000 Freehold



# The property

Nestled in the desirable Dickinson Square, this charming three bedroom end of terrace character home offers a welcoming blend of comfort and convenience. The downstairs features two well appointed reception rooms, a galley kitchen and family bathroom while the first floor offers three well proportioned bedrooms. The carefully preserved character of the home is enhanced by multiple feature fireplaces, adding warmth and a sense of history.

Outside, a private garden provides a lovely space for outdoor enjoyment, while a single garage and readily available on street parking cater to all your parking needs.

Located close to local amenities and just a nine minute walk to Croxley Station, this property offers excellent connectivity and positions you perfectly to enjoy everything Croxley Green has to offer. This well maintained home presents a wonderful opportunity to acquire a characterful residence in a prime location.





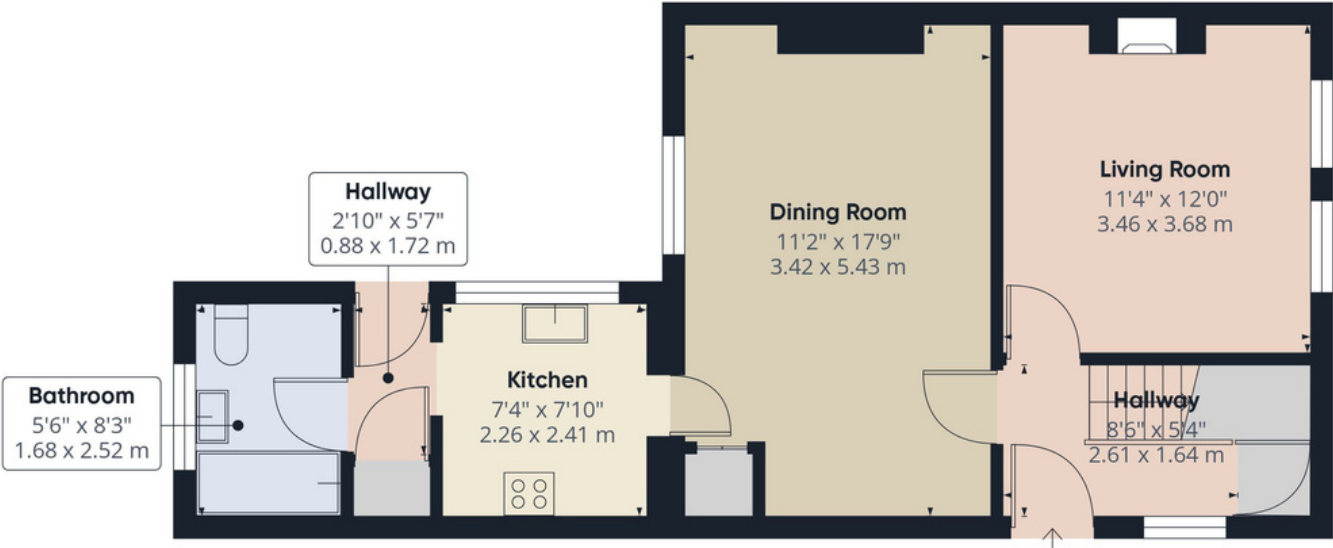
# Key Features

- Three bedroom end of terrace
- Garage parking
- Character home
- Two reception rooms
- Well maintained throughout
- Multiple feature fireplaces
- Close to local amenities
- 9 minute walk to Croxley Station

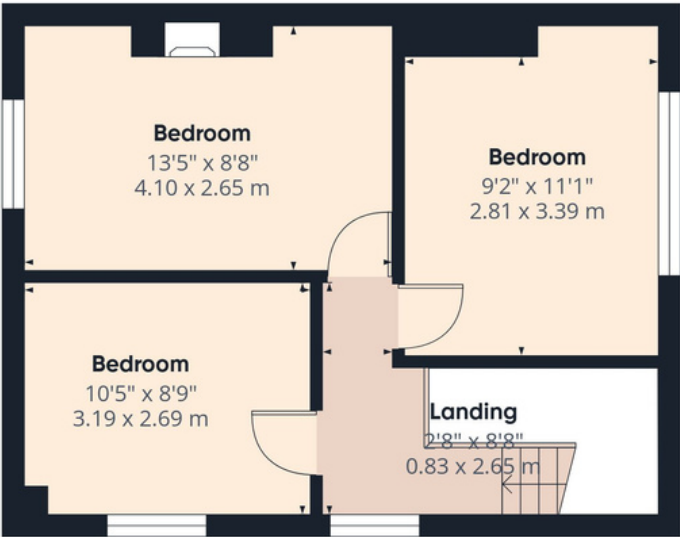




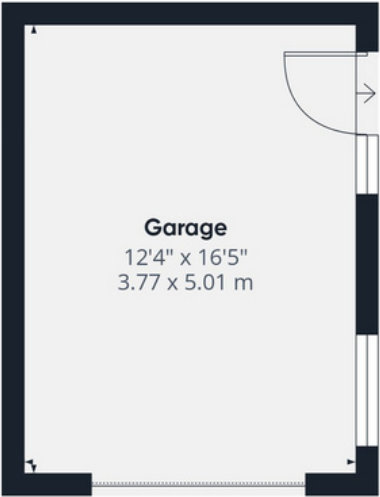
# Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1077 ft<sup>2</sup>  
100.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

# 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 Rickmansworth High Street
- 0.4 miles to Croxley Station
- Nearest Motorway: 2.8 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: D
- Approximate floor area: 1375 sq ft
- Tenure: Freehold

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    | 78 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)