



Watford Road, Croxley Green, WD3 3DD
Offers in excess of £290,000 Share of Freehold

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About the property

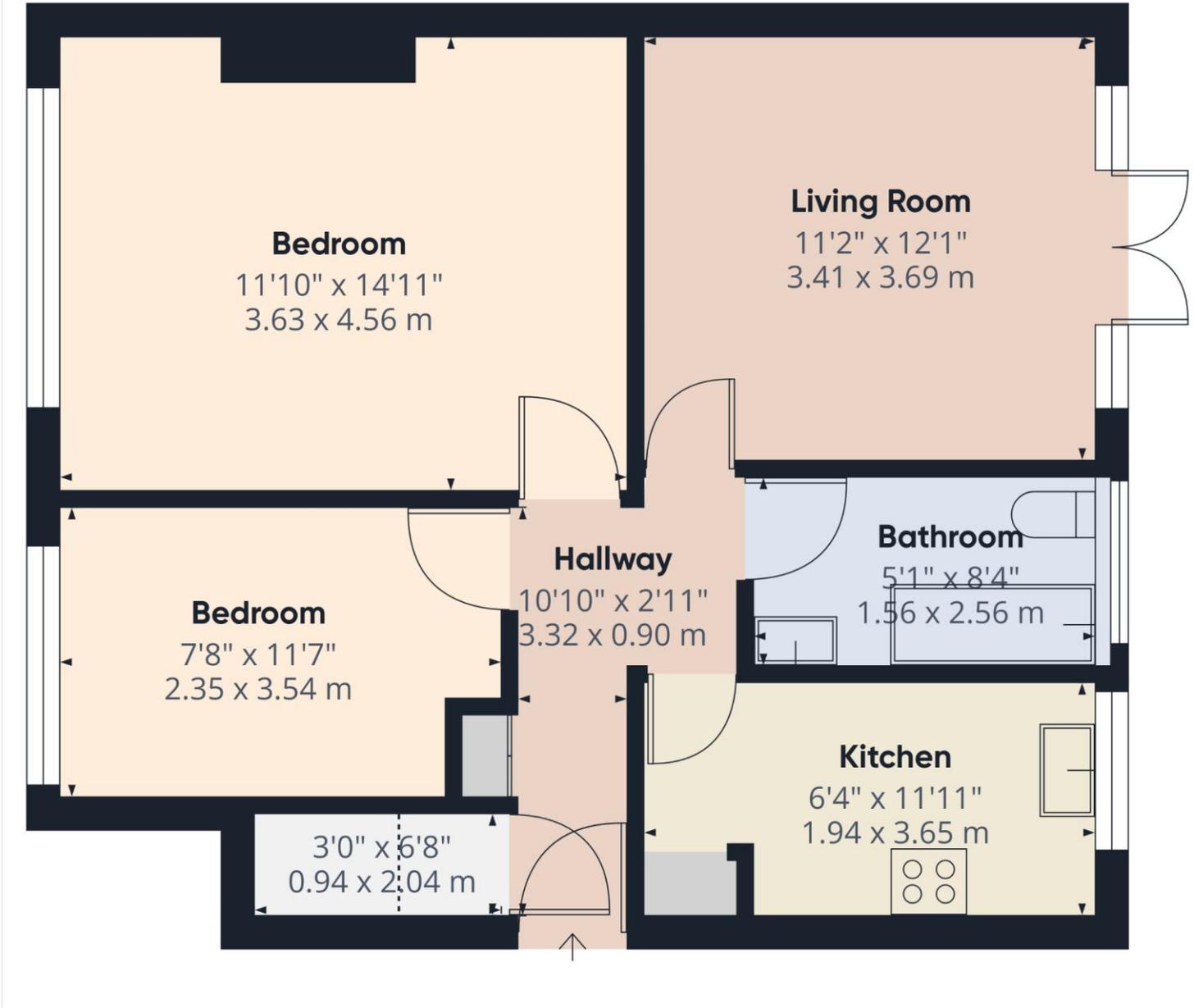
Offered to the market as chain free, this two bedroom ground floor masionette with private garden situated just 200 yards from Croxley Station.

The accommodation has been recently decorated and is well presented throughout. Comprising entrance hallway with helpful storage cupboard, fully fitted kitchen, living room, principle bedroom with double doors leading out to the South-East facing garden and second bedroom with built in storage cupboard.

This welcoming property is close by to local amenities and excellent local schooling.



- Top floor apartment
- Two bedrooms
- Allocated car parking
- Gated development
- Close to Croxley Station
- Modern kitchen



Approximate total area⁽¹⁾

598 ft²
55.6 m²

Reduced headroom

11 ft²
1 m²

(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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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Croxley Green is a 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.

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 598 sq ft

Tenure: Share of Freehold (144 years remaining)

Nearest Station: 200 yards to Croxley Station

Distance to Town Centre: 1.5 miles to Rickmansworth

Nearest Motorway: 3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 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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