



Links Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3RW

Guide Price **£625,000**

sewell &
gardner



This attractive three-bedroom semi-detached home is situated on a popular residential road in the heart of Croxley Green, offering well-proportioned accommodation, a well-kept rear garden and convenient access to a range of local amenities and transport links.

The ground floor provides a practical and versatile layout, comprising a welcoming living room, separate dining room and a kitchen/breakfast room, providing a useful space for everyday family life and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three bedrooms, including two comfortable double bedrooms and a single bedroom, making the property well suited to families, couples or those looking for additional space to work from home. There is also a family bathroom and a separate WC.

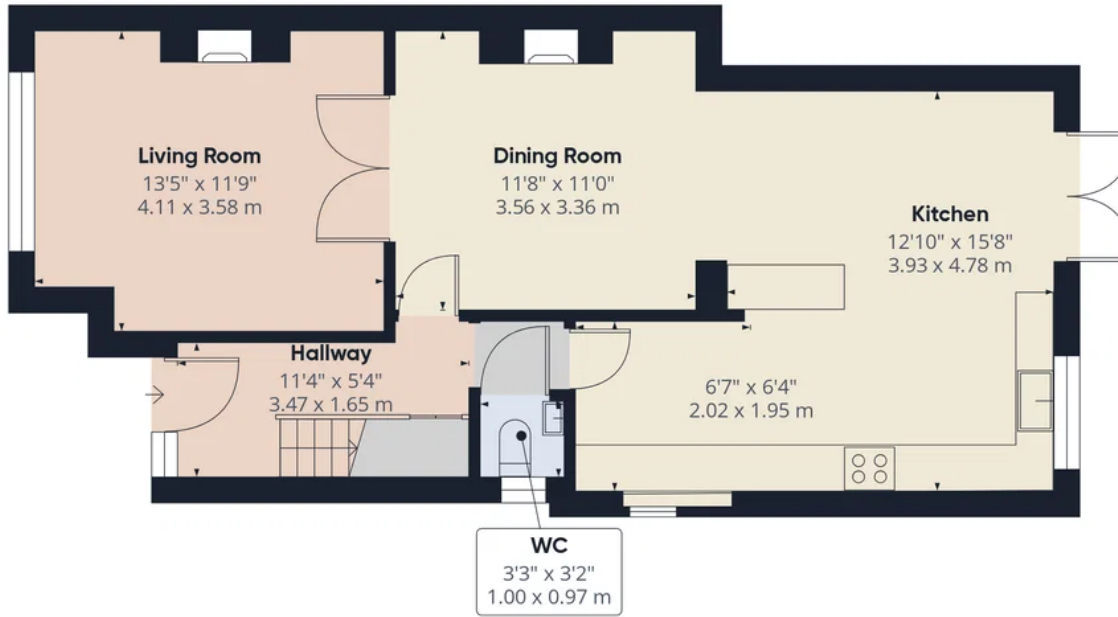
Outside, the property benefits from a well-maintained rear garden, providing a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. To the front, there is a private driveway providing off-road parking, as well as a useful store with electricity supply.

The property is ideally positioned for access to the amenities of Croxley Green, with a selection of shops, cafés and everyday conveniences all within easy reach. Croxley Metropolitan Line Station is also conveniently located nearby, providing direct access towards London. Croxley Danes School is within easy reach, while Cassiobury Park can be accessed via nearby woodland, offering an attractive setting for walking and recreation.

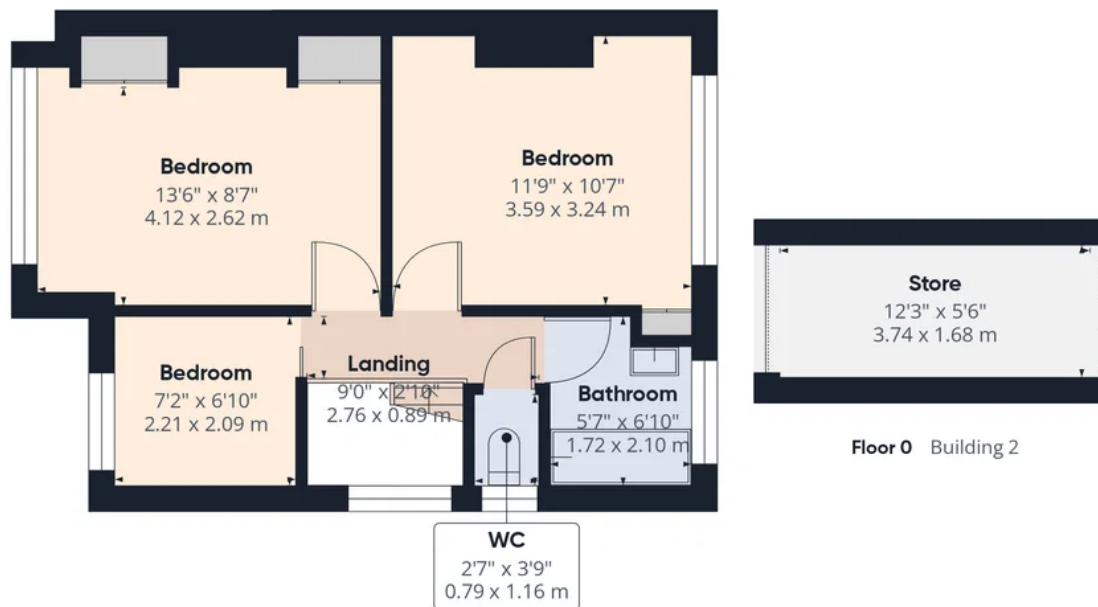
Offering well-balanced accommodation, useful outside space and a convenient location, this appealing family home provides an excellent opportunity to live in the heart of this popular and well-connected area.







Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

1055 ft²

97.9 m²

(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.

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Council Tax Band: D

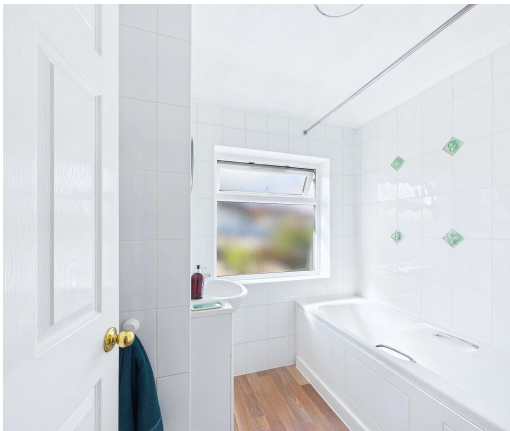
Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

- Extended to the rear
- Spacious kitchen-diner
- Downstairs WC
- Driveway parking
- Useful store with electricity supply
- South-West facing garden
- Easy access to Cassiobury Park via close by Woodland
- 0.3 Miles to Croxley Danes School
- 0.9 Miles to Croxley Metropolitan Line Station



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.



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, Woodward Surveyors. For financial services we recommend Nicholas James Mortgages 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.