Dukes Place, Croxley Green, WD3 3DP

Offers Over: £700,000 Freehold

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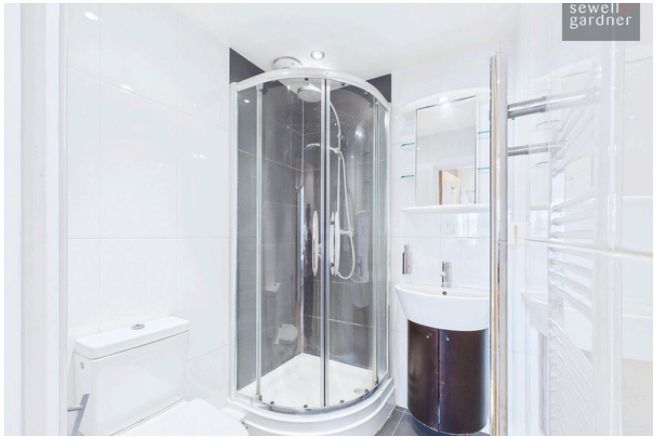
The property

A five bedroom family home situated in ever-sought after Croxley Green, just moments from Ofsted Outstanding Harvey Road Primary School and Rickmansworth Secondary School.
The ground floor features a welcoming entrance hall with a guest cloakroom, a contemporary fitted kitchen complete with granite worktops, open plan to dining space with French doors opening onto the attractive rear garden.
On the first floor, there is an additional reception room with French doors leading to a Juliet balcony, creating a bright and airy living space. This level also offers two well-proportioned bedrooms, one currently utilised as a home office, together with a stylish family shower room.
The second floor comprises a spacious, light-filled principal bedroom with fitted wardrobes and an en-suite bathroom, alongside a further double bedroom, also benefiting from fitted wardrobes, and a modern family bathroom.
Occupying the third floor is an additional well-sized double bedroom with a skylight, providing flexible accommodation ideal for guests, older children, or home working.
Further benefits include an integral garage and off-street parking.



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Key Features

- Five bedrooms
- Mid-terrace property
- Beautifully presented throughout
- Two bathrooms
- Spread across four floors
- Well maintained garden
- Driveway parking
- Integral garage
- Excellent local schooling

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Floorplan

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Approximate total area(1)

1860 ft²

172.8 m²

Reduced headroom

40 ft²

3.7 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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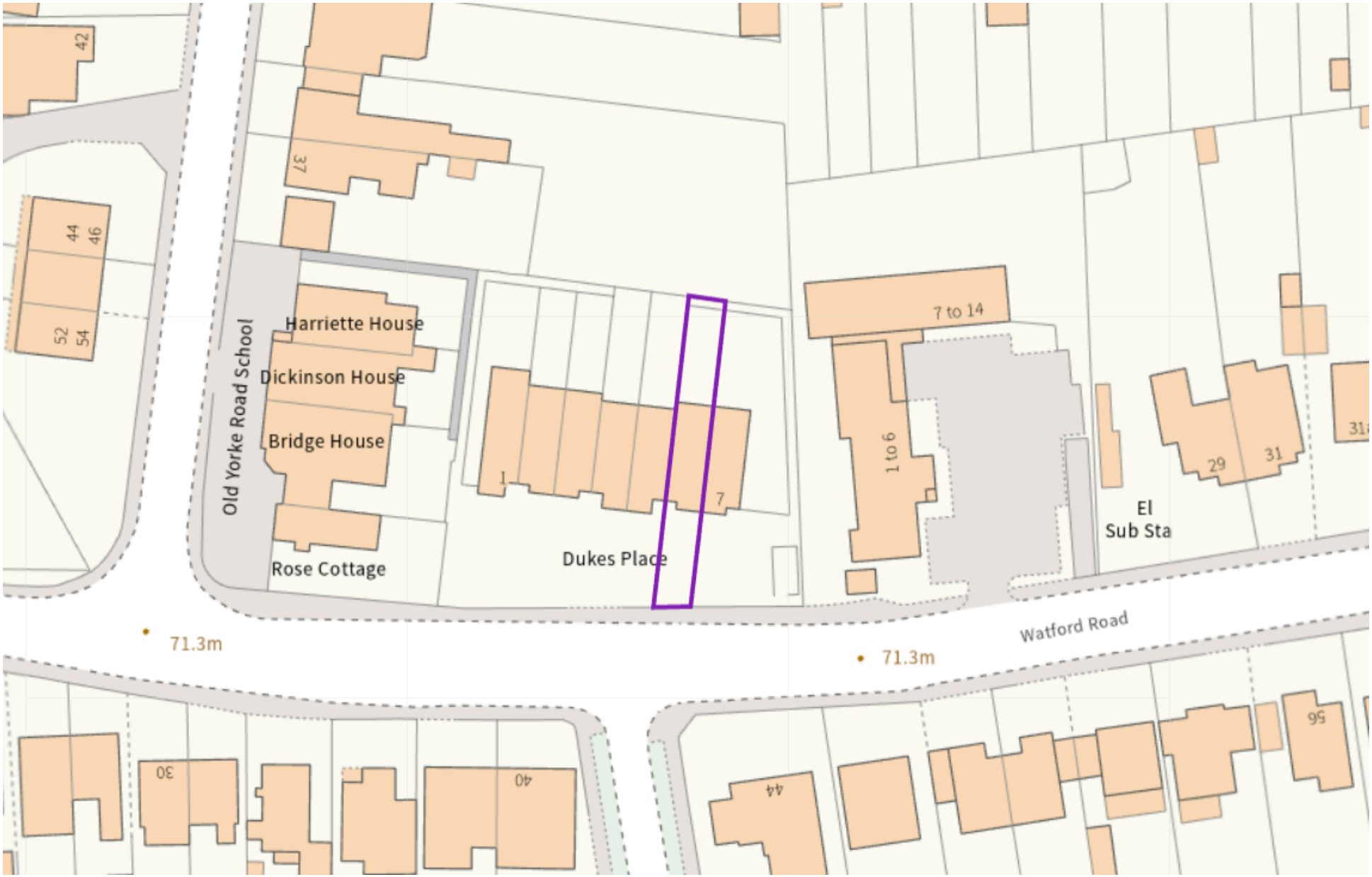
Boundary

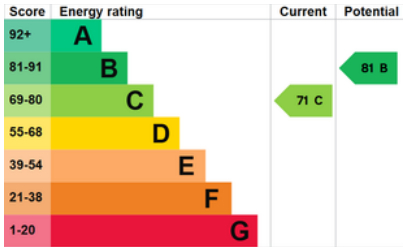

42
37
44
46
52
54
Old Yorke Road School
Harriette House
Dickinson House
Bridge House
Rose Cottage
1
7
Dukes Place
7 to 14
1 to 6
El
Sub Sta
29
31
71.3m
71.3m
Watford Road
30
40
44
56

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 iles 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



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The Property Ombudsman

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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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