



Dover Way, Croxley Green, Rickmansworth, WD3 3SD

Guide Price £825,000 Freehold



The property

Located on the sought-after Dover Way, this well-presented four/five-bedroom semi-detached home is ideal for family living.

The property opens into a bright entrance hall, leading to a spacious dual-aspect living room that spans the full depth of the house, filled with natural light. A second reception room at the front offers flexible use as a bedroom, playroom, or home office. The kitchen features white shaker-style units with integrated appliances, along with access to the rear garden and a separate utility room. A stylish downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms and a fully tiled family bathroom, while the top floor hosts a generous principal bedroom with eaves storage and an en-suite shower room.

Outside, the property benefits from a well-maintained rear garden with a versatile garden room, ideal for storage or home working. Driveway parking is available to the front.





Key Features

- Semi-detached home on Dover Way
- Four/five bedrooms
- Property benefits from an entirely new roof
- Separate utility room
- Beautifully presented throughout
- Convenient downstairs W/C
- Principle bedroom with ensuite shower room
- Well maintained garden with garden room
- Driveway parking







Floorplan



Approximate total area⁽¹⁾

1375 ft²
127.6 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

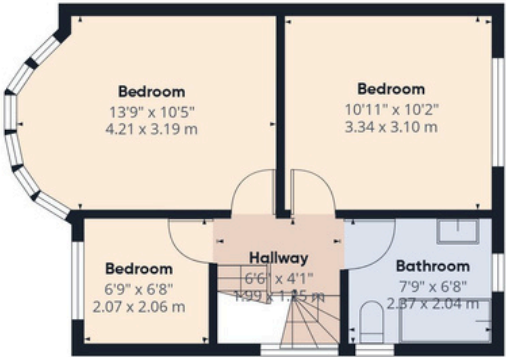
Reduced headroom
..... Below 5 ft/1.5 m

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

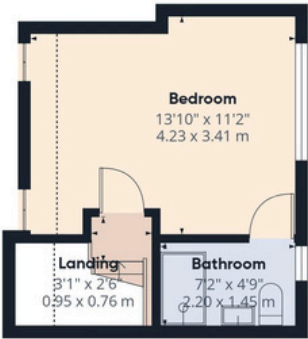
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Floor 0 Building 1



Floor 1 Building 1



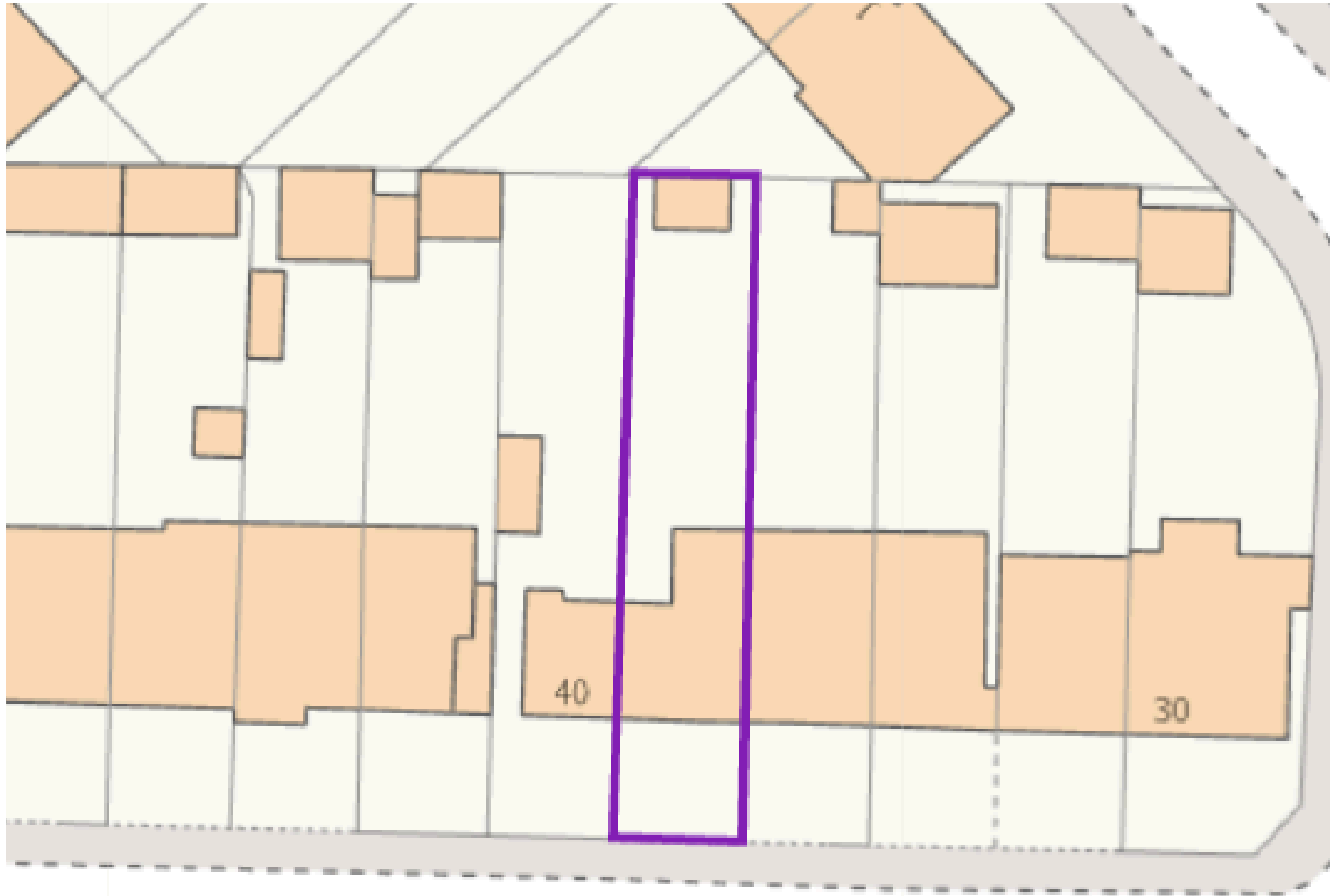
Floor 2 Building 1



Floor 0 Building 2



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.

- 2.4 miles to Rickmansworth High Street
- 1 mile to Croxley Station
- Nearest Motorway: 3.5 miles to M25

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1375 sq ft

Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com