

GUIDE PRICE

£490,000

Sherborne Way

Croxley Green, Rickmansworth, WD3 3PF

PROPERTY SUMMARY

NO UPPER CHAIN. This two bedroom semi-detached chalet style bungalow is in need of complete refurbishment and priced accordingly. Situated in a popular residential road in central village location. In walking distance to Croxley Met Line station, local shops, amenities and excellent schools. Existing accommodation comprises of; entrance hallway, two double bedrooms, lounge, dining room, kitchen/breakfast room and shower room. Outside provides off street parking to the front and a low maintenance garden to the rear.

2



1



3

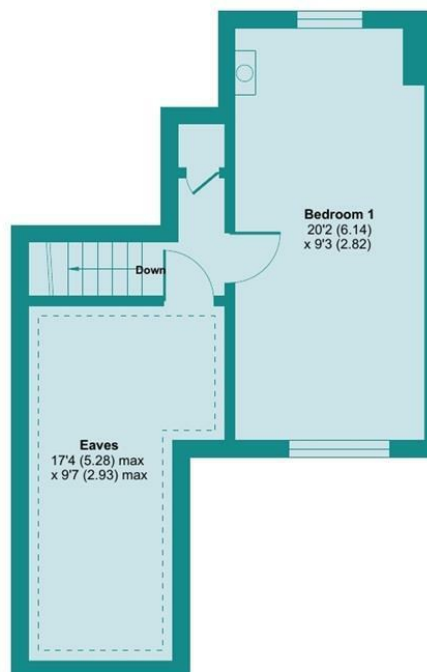




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GROUND FLOOR



FIRST FLOOR

Denotes restricted head height

Approximate Area = 1121 sq ft / 104.1 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Total = 1139 sq ft / 105.7 sq m
For identification only - Not to scale

LOCAL AUTHORITY
Three Rivers Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1329885



OFFICE ADDRESS
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

OFFICE DETAILS
01923 710500
lettings@jamesestateagents.com
<https://www.jamesestateagents.com>