



The Crescent, Croxley Green, Rickmansworth, WD3

Offers Over **£635,000**

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A rare opportunity to acquire this unique detached bungalow with a self-contained annexe and detached garage, nestled in a quiet cul-de-sac just 0.3 miles from Croxley Station.

The versatile layout includes a welcoming entrance hallway, bright living room with feature fireplace leading into a spacious conservatory, fully fitted kitchen and wet room. There are two generous double bedrooms with built-in wardrobes, one benefiting from a cloakroom. A third double bedroom with ensuite opens onto a separate eat-in kitchen, ideal for use as an annexe or guest suite.

Outside, the property boasts a private, well-maintained rear garden with a tranquil pond, driveway parking, and a detached garage. Conveniently located close to local amenities and excellent schools.







Council Tax Band: F

Tenure: Freehold

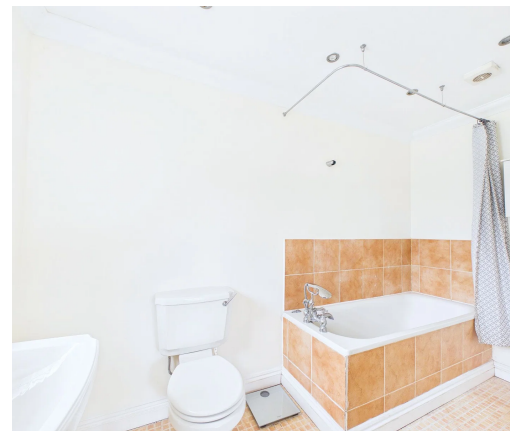
Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Offered to the market as chain free, a unique three bedroom detached bungalow located in a quiet cul-de-sac a short walk from Croxley Station.



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.

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