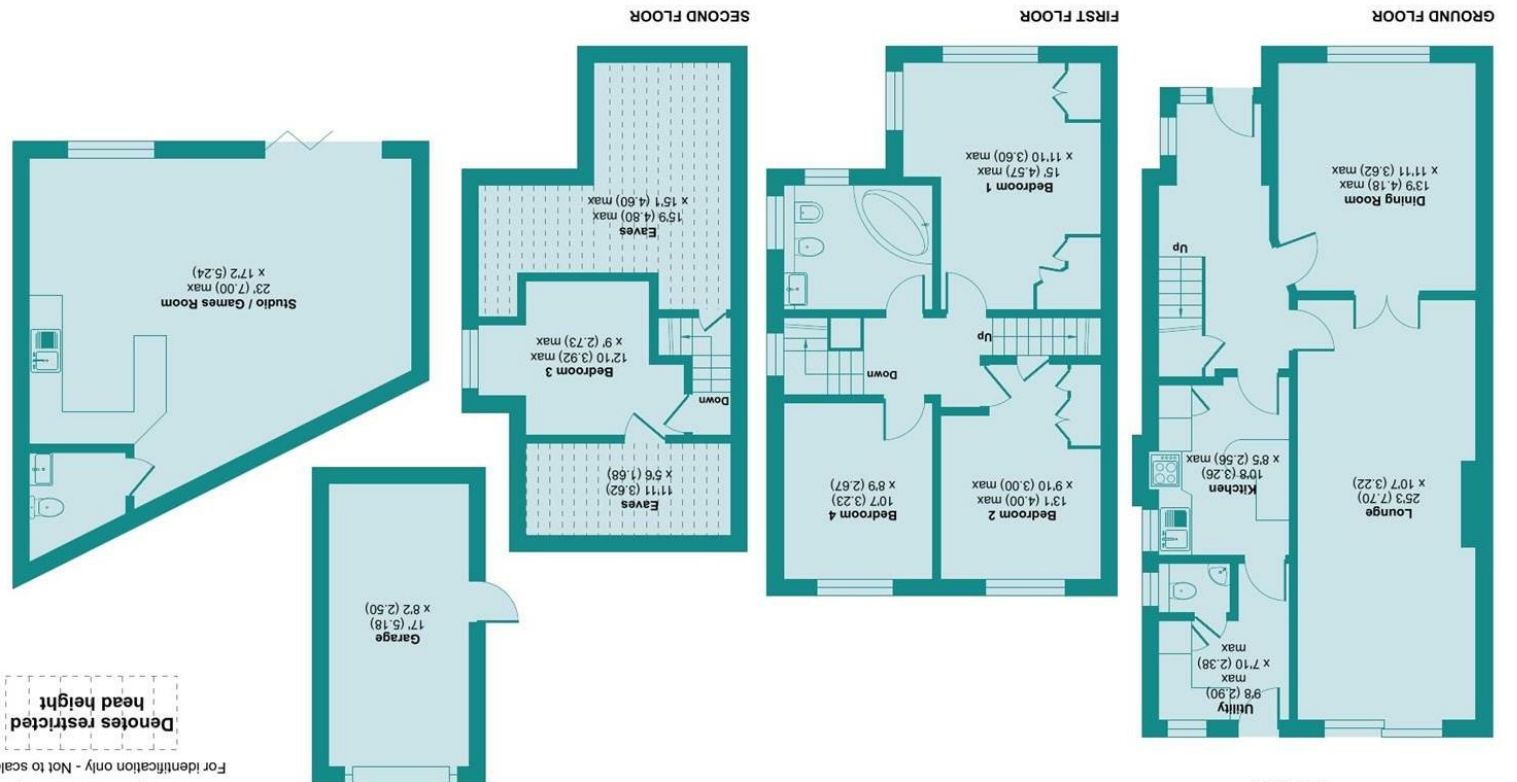



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
 Produced for James Estate Agents. REF: 1422181

Energy Efficiency Rating		Carbon	Renewable
	A	125-145	Very energy efficient - lower running costs
	B	145-155	
	C	155-165	
	D	165-175	
	E	175-185	
	F	185-195	
	G	195-205	Not energy efficient - higher running costs
	49		



Garden
Approximate
70'3 (21.40)
x 23'5 (7.15)



Approximate Area = $1382 \text{ sq ft} / 128.3 \text{ sq m}$
 Limited Use Area(s) = $239 \text{ sq ft} / 22.2 \text{ sq m}$
 Garage = $143 \text{ sq ft} / 13.2 \text{ sq m}$
 Studio / Games Room = $425 \text{ sq ft} / 39.4 \text{ sq m}$
 Total = $2189 \text{ sq ft} / 203.1 \text{ sq m}$

For identification only - Not to scale

Denotes restricted head height

For identification only - Not to scale

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Baldwins Lane, Croxley Green, Rickmansworth, WD3 3LT



PROPERTY SUMMARY

This delightful mock Tudor 4 bed extended semi-detached house on Baldwins Lane offers 1382 square feet of living accommodation spread over three floors. Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The kitchen is accompanied by a utility area and a convenient downstairs WC, enhances the practicality of the ground floor. The first floor features three double bedrooms and a family bathroom. The loft area has been converted to house an additional bedroom. Outside, you will find a generous 70-foot south-facing rear garden, which is designed for low maintenance. The standout feature of this property is the is studio or games room measuring an impressive 23ft by 17.2ft. This versatile space can be tailored to suit your needs, whether as a gym or office. Off street parking for 2 vehicles is available at the front to the property. Additionally there is a garage to the rear accessed via the shared drive. The location is particularly advantageous, being just a short stroll from Croxley Danes School, making it ideal for families with children. Additionally, local shops are within easy reach, providing all the essentials for daily living. For those commuting to London, the nearby Metropolitan Line station offers excellent transport links.

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