



Girton Way, Croxley Green, WD3 3DP

Guide price: £625,000 Freehold



The property

Positioned on a highly sought after road in the heart of Croxley Green, this three double bedroom semi detached home presents an exciting opportunity for buyers looking to create their dream property.

Internally, the ground floor features a bright lounge with casement doors leading into the dining room, which in turn opens to the rear garden via sliding doors an ideal setup for future open plan living. A separate kitchen completes the ground floor accommodation. Upstairs, there are three generously proportioned bedrooms and a family bathroom.

Offered to the market with no upper chain, the home benefits from approved plans for a single storey rear extension with groundwork already completed. The seller advises that 1200mm footings have been laid up to DPC level, inspected and passed by the local council, offering a significant head start for the next phase of development. With solid groundwork in place and plenty of scope for modernisation and extension, this is a rare opportunity to secure a home with potential in a prime Croxley Green location.

The property is ideally located for a range of local amenities, including well regarded schools, shops, and Croxley Metropolitan Line Station, making it perfect for families and commuters alike.



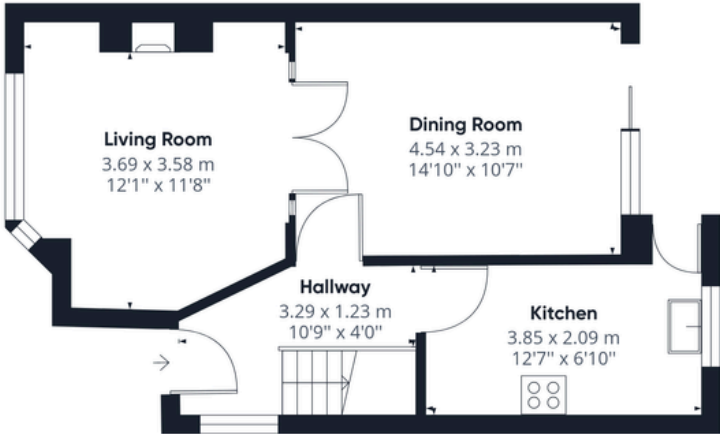


Key Features

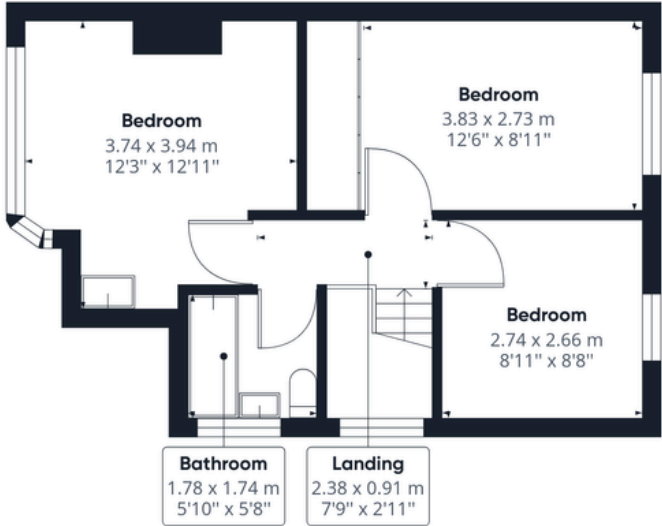
- Three bedroom semi detached home
- Approved plans for a single storey rear extension with groundwork already completed
- NO UPPER CHAIN
- Driveway
- Two reception rooms
- Close to station
- Close to good schooling



Floorplan



Floor 0



Floor 1

Approximate total area⁽¹⁾
81.46 m²
876.87 ft²

(1) Excluding balconies and terraces

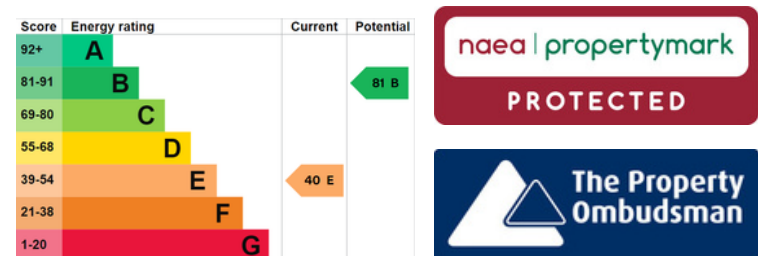
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

- 0.4 miles to Croxley Green Station
- 2 miles to Rickmansworth High Street
- Nearest Motorway: 3.6 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: E
- Approximate floor area: 876 sq ft
- Tenure: Freehold

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