



Killingdown Farm Way, Croxley Green, Hertfordshire, WD3 3GB

sewell &
gardner



The property

An impressive and beautifully presented four-bedroom detached home, built just three years ago and offering modern living throughout. Ideally suited to families, this stylish property combines contemporary design, generous living accommodation and practical features in a desirable setting.

The ground floor offers a welcoming entrance, spacious living areas and a modern kitchen designed for both everyday family life and entertaining. A particularly useful utility room provides additional storage and laundry space, keeping the main living areas neat and organised.

Upstairs, the property benefits from four well-proportioned bedrooms, including excellent space for a principal bedroom and family accommodation, together with two modern bathrooms finished to a high standard.

Externally, the property boasts a private driveway and integral garage, providing valuable parking and storage. The attractive frontage and well-maintained outdoor space further enhance the property's appeal.

Built only three years ago, the home offers the benefits of a relatively new-build property while providing a warm, established feel. This is a fantastic opportunity to acquire a spacious and low-maintenance family home.





Key Features

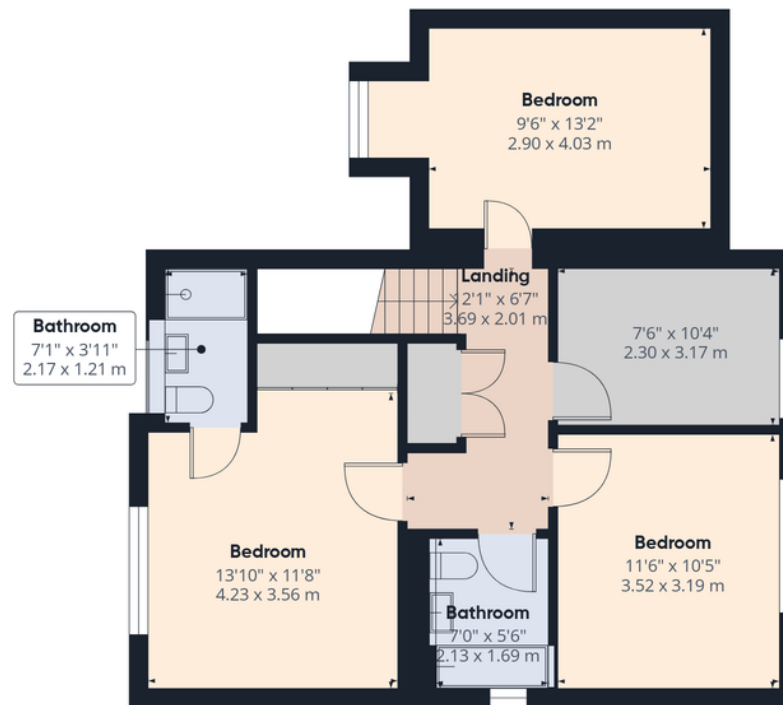
- Four-bedroom detached family home
- Built just three years ago
- Two modern bathrooms
- Contemporary fit kitchen
- Convenient utility room
- Spacious living room
- Integral garage
- Private driveway with parking
- Well-maintained outdoor space
- Modern, low-maintenance property







Floor 0



Floor 1

Approximate total area⁽¹⁾

1601 ft²

148.6 m²

(1) Excluding balconies and terraces

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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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.



- 1.1 mile to Croxley Station
- 2.2 miles to Rickmansworth High Street
- Nearest Motorway: 3.2 miles to M25

Local Authority: Three Rivers District Council
Council Tax: G
Approximate floor area: 1,601 sq ft
Tenure: Freehold

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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