



A THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A DOUBLE GARAGE & ACCESS TO OFF-STREET PARKING

Watford Road, Croxley Green, Hertfordshire, WD3 3RY

ROBSONS

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**RECEPTION/DINING ROOM • KITCHEN •
THREE BEDROOMS • FAMILY BATHROOM •
120 FT ATTRACTIVE REAR GARDEN •
OFF-STREET PARKING • DOUBLE GARAGE •
NO ONWARD CHAIN**

Description

This well-presented three-bedroom semi-detached family home ideally located 0.4 miles from Croxley Station, with a 120 ft rear garden, a double garage to the rear and no onward chain.

You enter the property into a welcoming hallway which leads through to a spacious reception/dining room, featuring a large bay window that fills the space with natural light and provides a comfortable area for both relaxing and entertaining.

The kitchen is fitted with a good selection of units and offers space for integrated appliances, with a door opening directly out to the rear garden.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom.





Outside, the rear garden is mainly laid to lawn and is bordered by mature hedges and shrubs, providing a good degree of privacy. There is also a patio area, ideal for outdoor dining and entertaining. Towards the rear of the garden, you will find a raised decked area along with a garden shed. The garden leads to a large double garage with its own driveway providing off-street parking for several vehicles and is also accessible via a private service road.

To the front of the property, there is an additional garden area and convenient side access leading to the rear garden.

Location

Picturesque Croxley Green provides the perfect backdrop as it offers village charm in the rural suburbs of Hertfordshire. The property is within easy reach of Croxley Green and Rickmansworth town centres with its wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junctions 17 and 18 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

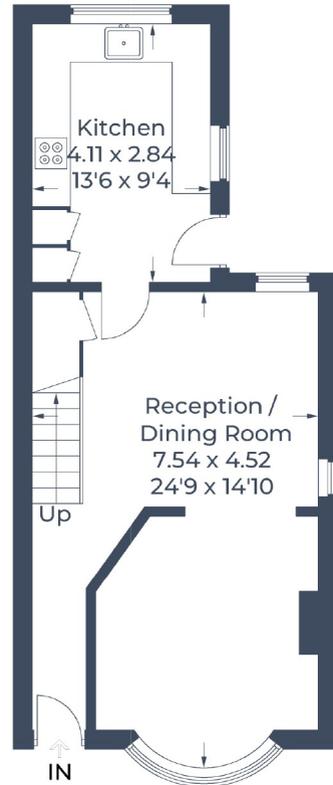
Council Tax Band: D

Energy Efficiency Rating: D

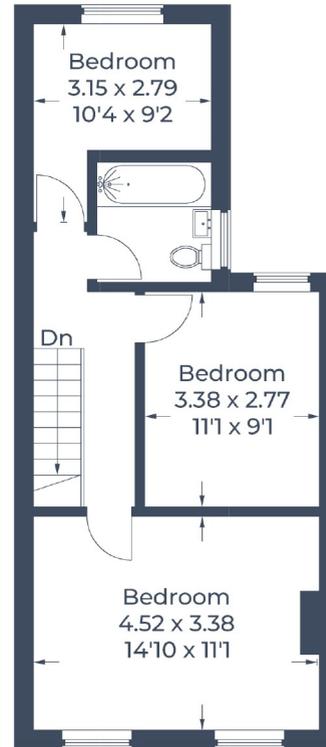
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



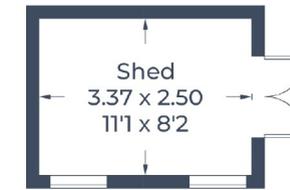
Approximate Gross Internal Area
 Ground Floor = 44.3 sq m / 477 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Garage = 28.7 sq m / 309 sq ft
 Outbuilding = 8.4 sq m / 91 sq ft
 Total = 124.6 sq m / 1,342 sq ft



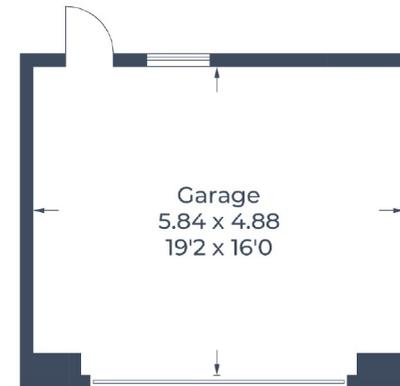
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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