

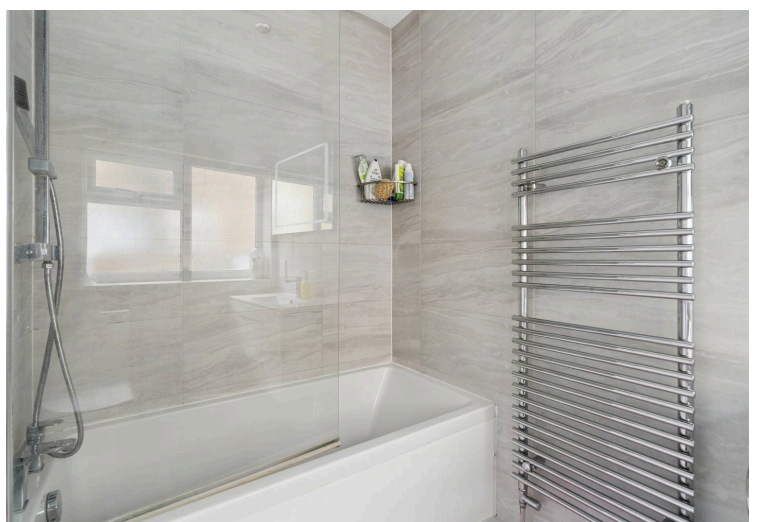
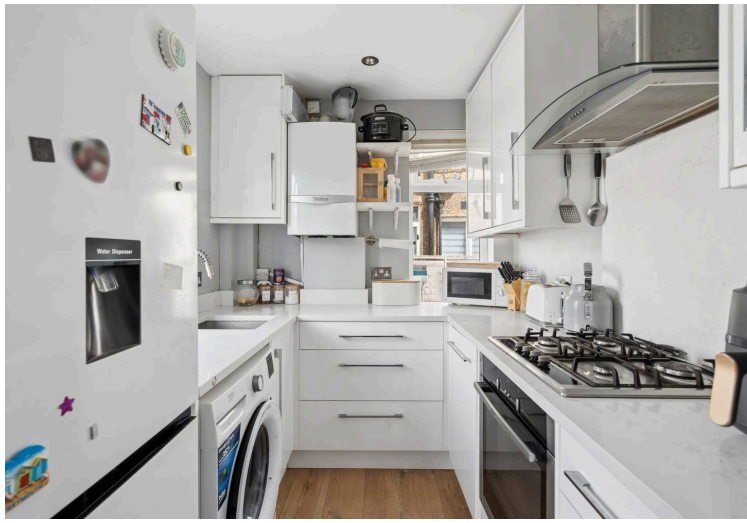


## Malvern Way, Croxley Green, WD3

£400,000 Guide Price | Leasehold

GROUND FLOOR MAISONETTE • LIVING ROOM • MODERN KITCHEN • TWO BEDROOMS • BATHROOM • REAR GARDEN WITH SUMMERHOUSE & SHED • TWO PARKING SPACES TO FRONT • LONG LEASE OF APPROX. 988 YEARS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



# TREND & THOMAS

A beautifully presented TWO BEDROOM GROUND FLOOR MAISONETTE, with a long lease and situated close to Croxley Station.

A bright and airy reception room welcomes you with a large bay window overlooking the front of the property. Built-in shelving adds both style and practicality, perfect for displaying treasured items or neatly organising every-day essentials. The contemporary kitchen, offers sleek white cabinetry and a gas hob.

Both bedrooms are well-proportioned and offer a calm and restful retreat, with soft carpet underfoot and ample space for relaxation or study. The modern bathroom showcases elegant grey tiling, a shower over bath, an illuminated mirror, and a heated towel rail, all designed to provide a touch of luxury and comfort. Wooden flooring and neutral carpets and decor throughout provide a warm, versatile canvas, ready to adapt to your personal style.

Outside, there are two parking spaces on a well-maintained paved driveway. At the rear, a well-kept artificial lawn provides a low-maintenance outdoor space which is further enhanced by a wooden summer house and shed for additional storage or hobbies.

Altogether, this delightful flat presents an exceptional opportunity for first-time buyers, professionals, or those seeking a well-appointed home with excellent transport links and located close to local amenities.

Situated close to local shopping amenities and Croxley Green Metropolitan Line Station. It is a short drive to Rickmansworth Town Centre and approximately 2 miles from Watford Town Centre with easy access to both Rickmansworth and Watford's Metropolitan and British Rail Line stations.

Nearest Station: 0.4 miles - Croxley Station

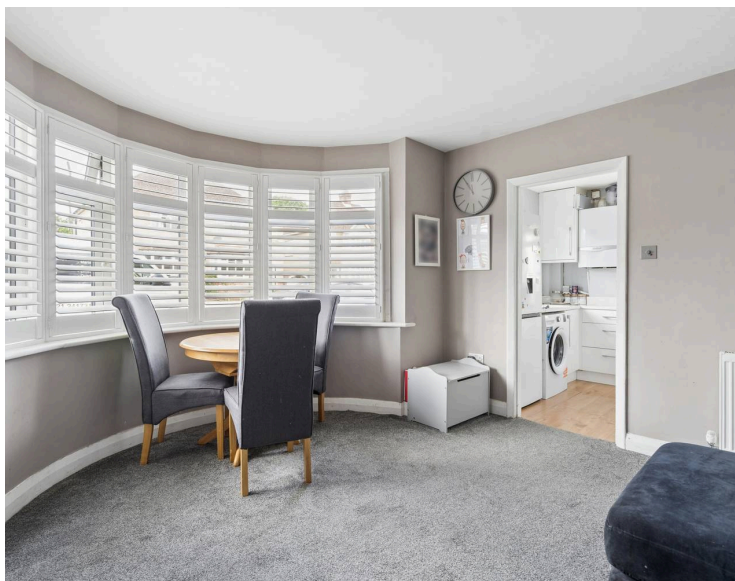
Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 988 years remaining

Annual Service Charge & Ground Rent: N/A



Approximate Gross Internal Area = 49.8 sq m / 536 sq ft  
Outbuilding = 9.9 sq m / 106 sq ft  
Total = 59.7 sq m / 642 sq ft

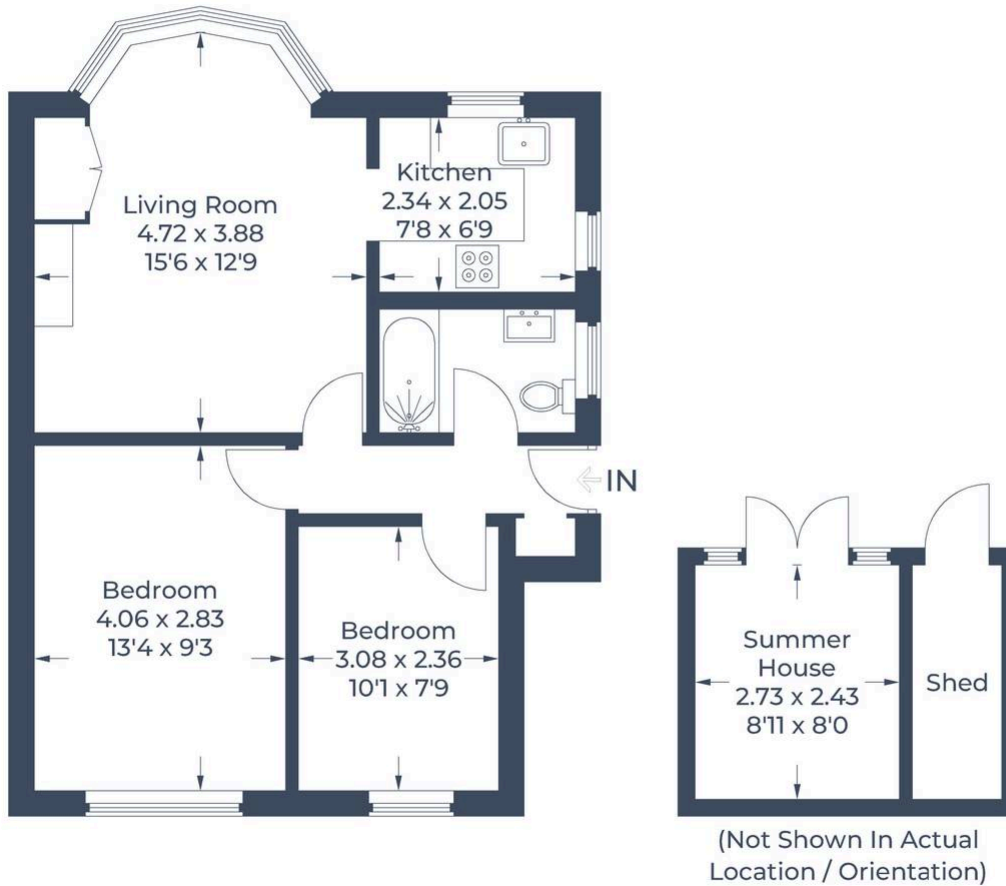


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.