

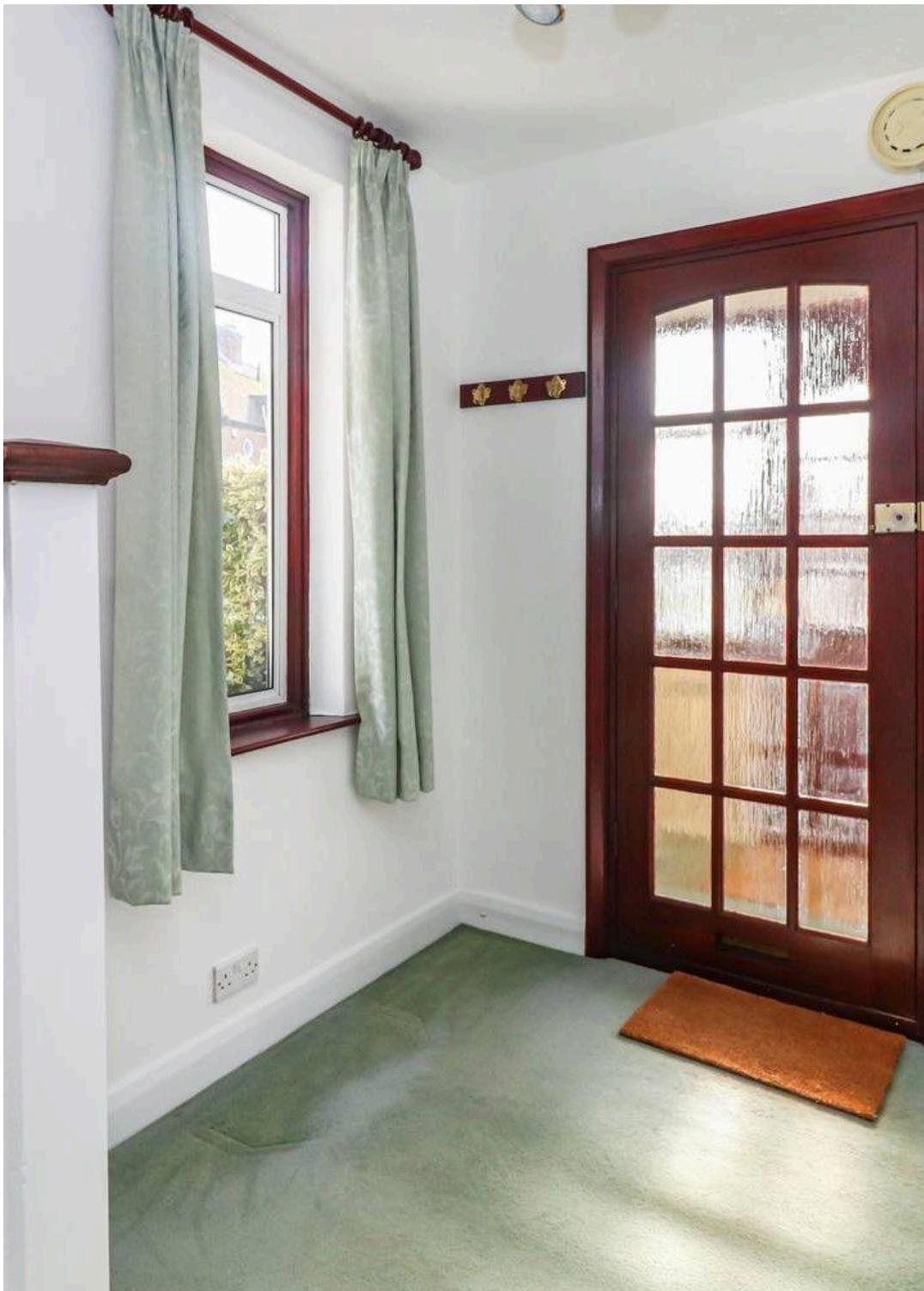


Winton Drive, Croxley Green

Guide Price £600,000

proffitt  
& holt





## Winton Drive

Croxley Green, Rickmansworth

This three-bedroom semi-detached family home presents an excellent opportunity for buyers seeking a property with significant scope to modernise and extend, subject to the usual planning consents. Ideally situated within a popular and well-established residential location, the property offers generous accommodation and superb potential to create a bespoke family home.

The ground floor comprises a welcoming entrance hall leading to a spacious bay-fronted lounge, providing a bright and comfortable living space. To the rear, a separate dining room overlooks the garden and offers excellent potential for open-plan living, with the adjoining kitchen providing further opportunity for reconfiguration or extension. The property also benefits from a useful covered side passage and an integral garage.

To the first floor, there are three well-proportioned bedrooms, including two generous double rooms and a third bedroom ideal for a child's room, study, or home office. A family bathroom and separate WC complete the accommodation.

Externally, there is a large and private rear garden which is mainly laid to lawn with tall trees and herbaceous borders, plus a convenient paved patio. To the front is a driveway offering off street parking for several vehicles and a paved front garden.

Requiring modernisation throughout, this attractive home represents an exciting opportunity for families, developers, or investors to create a stylish and spacious residence tailored to their own specification. Early viewing is highly recommended to fully appreciate the potential and sought-after location on offer.





## Winton Drive

Croxley Green, Rickmansworth

Croxley Green is a village situated between the towns of Watford and Rickmansworth with a traditional green, plus a mix of local shops and leisure facilities to include: a skate park, tennis courts, woodland walks, and West Herts Golf Club. For the commuter, the village is served by the Metropolitan Line with a journey time of 45 minutes to Baker Street, whilst the M25 at Rickmansworth is approximately a distance of four miles. Schooling in the area is considered excellent, with a range of both state and private schooling for all ages.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached Family Home
- Three Bedrooms
- Requires Some Modernisation Throughout
- Further Scope to Extend, STPP
- Enclosed Rear Garden
- Private and Enclosed Rear Garden
- Driveway Parking
- Popular Location Close to Amenities and Good Schools
- NO CHAIN





You can include any text here. The text can be modified upon generating your brochure.







## WINTON DRIVE, WD3

APPROX. GROSS INTERNAL FLOOR AREA 1191.45 SQ FT / 110.69 SQ M. INC. GARAGE

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## Proffitt & Holt – Watford

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