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## **Winton Drive, Croxley Green**

**£2,500 per month**

Beautifully presented three-bedroom semi-detached family home, ideally located for excellent schools and within walking distance of Croxley station, with easy access to Watford, Rickmansworth and the M1/M25. The property offers an entrance hall, lounge and a stunning integrated kitchen opening to a dining area with doors to an attractive rear garden, along with a shower room and study/playroom to the ground floor. Upstairs comprises a master bedroom with fitted wardrobes, two further double bedrooms and a family bathroom. Further benefits include wooden flooring to the ground floor and driveway parking for two cars.

**Available 27th March, unfurnished.**

- Beautiful 3-bedroom semi-detached family home
- Close to excellent schools, station & shops
- Stunning kitchen with integrated appliances
- Attractive rear garden with patio
- Driveway Parking for 2 cars
- Available 27th March



## Property Details

### Entrance Hall

Wooden flooring, under stairs storage cupboards, cupboard housing boiler, alarm, radiator, window to side, stairs to first floor landing.

### Lounge 4.11m (13'6") x 3.58m (11'9")

Wooden flooring, bay window to front, feature fireplace with brick surround, radiator.

### Kitchen 4.78m (15'8") x 3.30m (10'10")

Range of fitted wall & base units with wooden work surfaces over, built in electric hob with stainless steel extractor hood over, integrated electric oven, microwave, fridge/freezer, dishwasher, washing machine & tumble dryer, large breakfast bar with stools, wooden flooring, opens to dining room.

### Dining Room 4.14m (13'7") x 2.59m (8'6")

Wooden flooring, patio doors to rear garden, window to rear, 2 x radiators.

### Downstairs Shower Room

Fully tiled shower cubicle, vanity sink unit, low level w/c, window to rear, towel radiator, tiled walls & flooring.

### Study 2.46m (8'1") x 2.44m (8'0")

Wooden flooring, built in storage unit, window to side, radiator.

### First Floor Landing

Carpeted, window to side, airing cupboard.

### Master Bedroom 4.11m (13'6") x 3.15m (10'4")

Carpeted, range of built in wardrobes, window to front, radiator.

### Bedroom Two 4.14m (13'7") x 3.35m (11'0")

Carpeted, range of mirror fronted fitted wardrobes, radiator.

### Bedroom Three 4.06m (13'4") x 2.69m (8'10")

Carpeted, window to rear, radiator.

### Family Bathroom

White suite comprising panelled jacuzzi bath, vanity sink unit, concealed cistern w/c, towel radiator, windows to side & front, tiled walls & flooring.

### Garden

Large attractive rear garden, mainly laid to lawn with patio area.

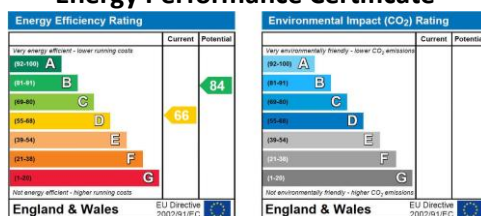
### Parking

Driveway parking for 2 cars.





## Energy Performance Certificate



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend prospective tenants arrange for a qualified person to check all appliances/services before legal commitment.

