

Windmill Drive, Croxley Green

Offers Over £500,000

sewell & gardner

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Terraced House

Situated in the highly sought-after area of Croxley Green, this attractive two-bedroom terraced house is presented in lovely condition throughout and offers stylish, comfortable accommodation, making it an ideal purchase for first-time buyers, young families or those looking to downsize.

The property features a welcoming living space, complemented by a modern kitchen/dining room which provides an excellent setting for both everyday living and entertaining. The kitchen offers a contemporary feel, with the dining area creating a sociable space to enjoy meals with family and friends.

To the rear, the property benefits from a private rear garden, providing a pleasant outdoor space to relax, entertain guests or enjoy the warmer months. The garden offers a lovely extension of the living accommodation and further enhances the appeal of this well-maintained home.

Upstairs, there are two well-proportioned bedrooms, offering comfortable accommodation, alongside a bathroom serving the first floor.

Further benefits include a garage located in a separate block, providing valuable additional storage or secure parking.

The location is another key attraction, with the property situated very close to Rickmansworth School and conveniently positioned for the local amenities, shops and transport links available in Croxley Green and the surrounding areas.

Combining its excellent condition, modern kitchen/dining room, private rear garden and the added benefit of a garage, this appealing home offers a wonderful opportunity to acquire a property in a popular residential location.

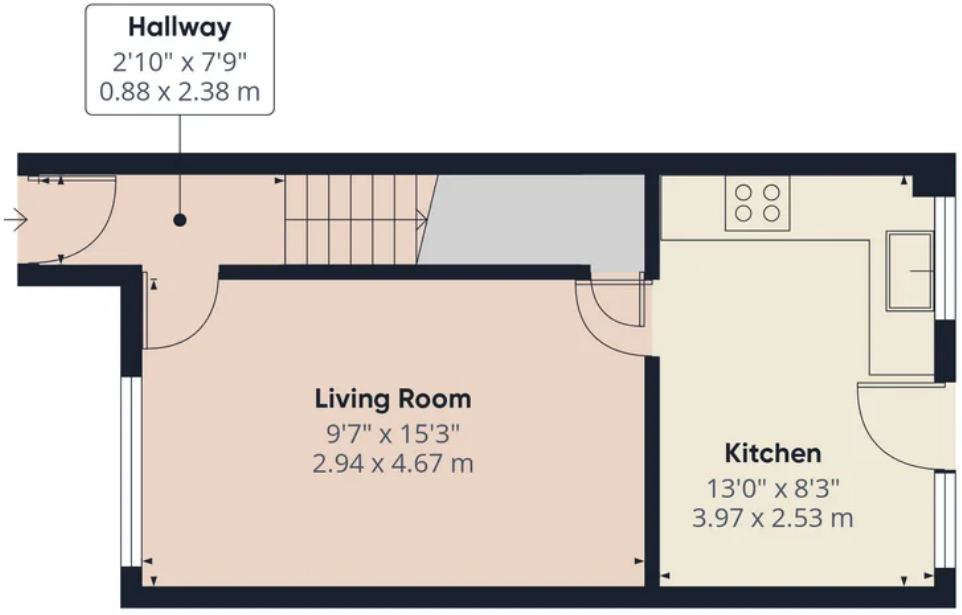
An early viewing is highly recommended to fully appreciate all that this lovely home has to offer.



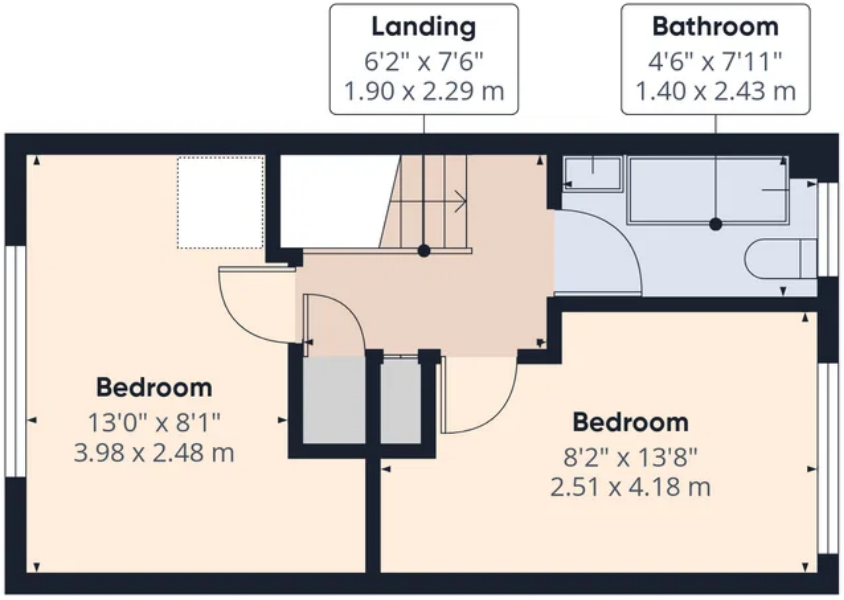








Floor 0



Floor 1



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Approximate total area(1)

600 ft²

55.8 m²

(1) Excluding balconies and terraces

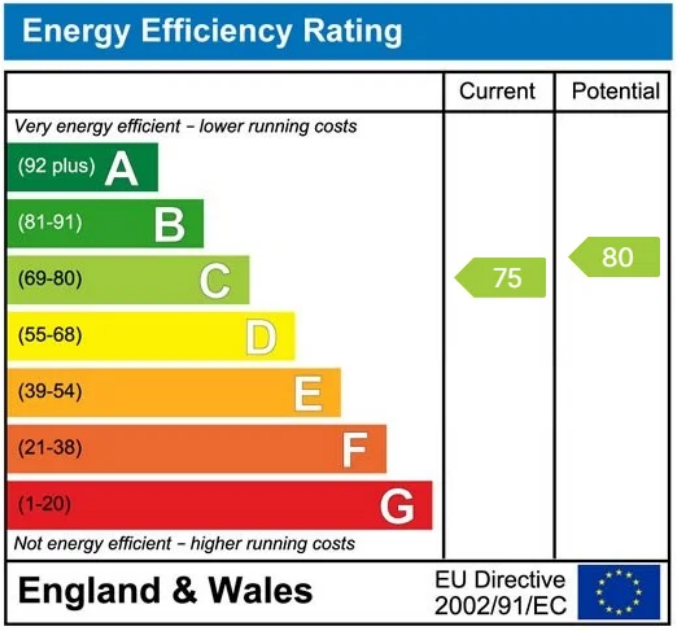
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
80
England & Wales
EU Directive 2002/91/EC

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.





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