



Baldwins Lane, Croxley Green, Rickmansworth,  
WD3 3LD

Guide price £480,000 Freehold



# The property

A three bedroom semi detached property available chain-free, offers a fantastic opportunity to create a modern family home in the desirable Croxley Green area.

The entrance hall leads to a comfortable living room at the front of the house.

Towards the rear, a well proportioned kitchen flows into an adjoining dining room, providing a sociable space ideal for daily life and entertaining.

Upstairs, you will find three good sized bedrooms, a family bathroom, and a separate WC, offering practical living arrangements. Externally, the property benefits from a generously sized rear garden, predominantly laid to lawn, offering ample space for outdoor enjoyment and potential for landscaping.

Located in a vibrant, community focused area, this home provides easy access to good schools, local amenities, and transport links, making it an excellent choice for those seeking a convenient lifestyle in Croxley Green.



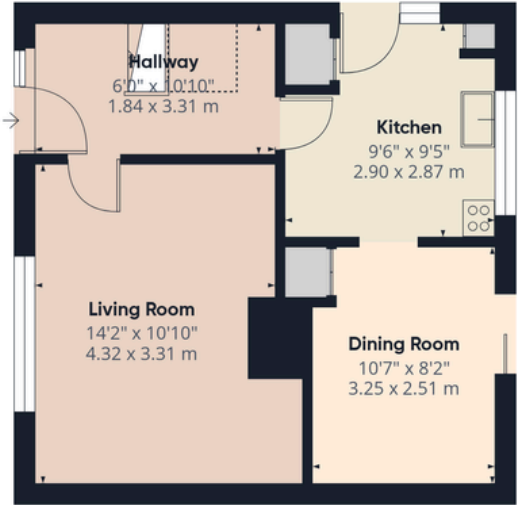


## Key Features

- Three bedrooms
- Semi detached
- CHAIN FREE
- Close to good schools
- Close to local amenities
- Large garden
- Semi detached
- Potential to extend STPP



# Floorplan



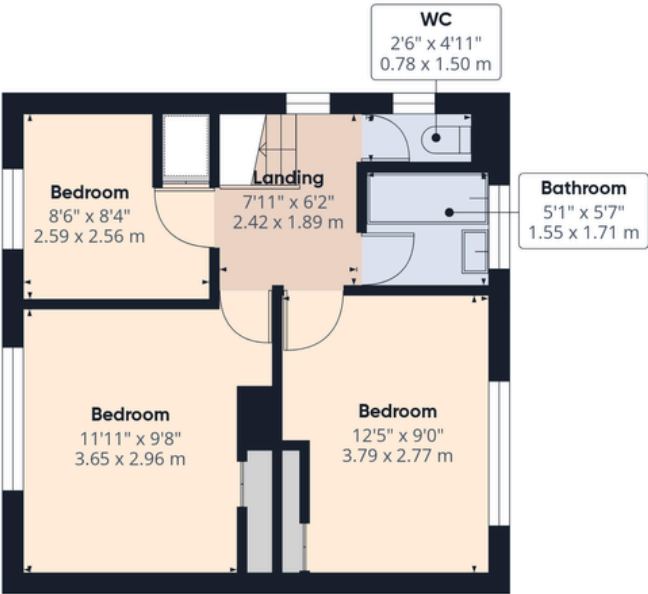
Floor 0

**Approximate total area<sup>(1)</sup>**

819 ft<sup>2</sup>  
76.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360

# Area Information

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.

- Nearest Station: 0.8 miles to Croxley Station
- Distance to Town Centre: 1.5 miles to Watford town centre
- Nearest Motorway: 2.5 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: D
- Approximate floor area: 819 sq ft
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

sewell &  
gardner

Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)