Appleby Drive, Croxley Green, Rickmansworth, WD3 3FP

Guide Price £975,000 Freehold

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The property

TThe property features a welcoming entrance that leads into two generous reception rooms, providing ample space for both relaxation and entertaining. The well appointed kitchen includes a separate utility room, adding to the home's practicality, and a convenient downstairs WC completes the ground floor.

Upstairs, there are four comfortable bedrooms, offering plenty of room for a growing family or guests. These are complemented by two newly fitted bathrooms.

Externally, the appeal continues with a private, south facing garden featuring a delightful decking area and a separate office in garden. The property benefits from both a single garage with a recently added electric charger, and driveway parking, providing secure and ample space for vehicles.

This desirable home is presented with a complete upper chain, making for a smooth and efficient buying process.

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Key Features

- Four bedroom detached home
- Driveway parking with garage and electric charger
- Newly extended kitchen with solid oak painted units
- Private estate
- Utility room
- Downstairs WC
- Beautifully maintained
- South facing garden with decking area
- Complete upper chain
- Air conditioning in master bedroom, lounge and family room

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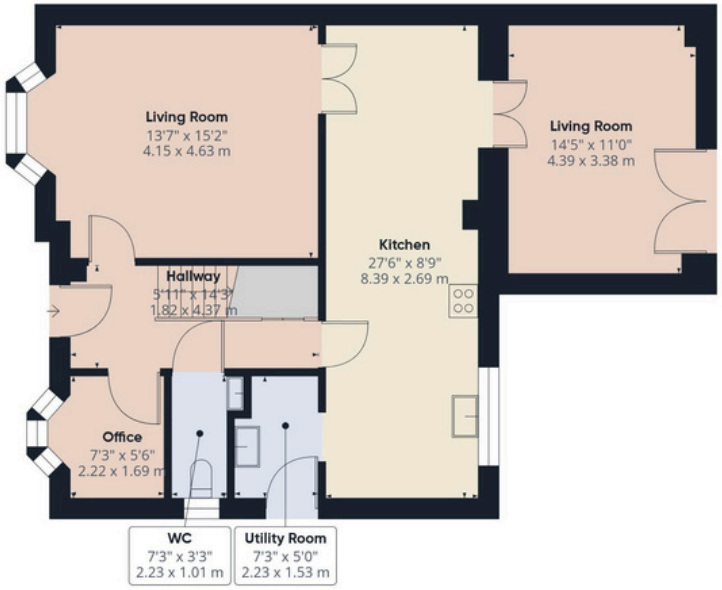
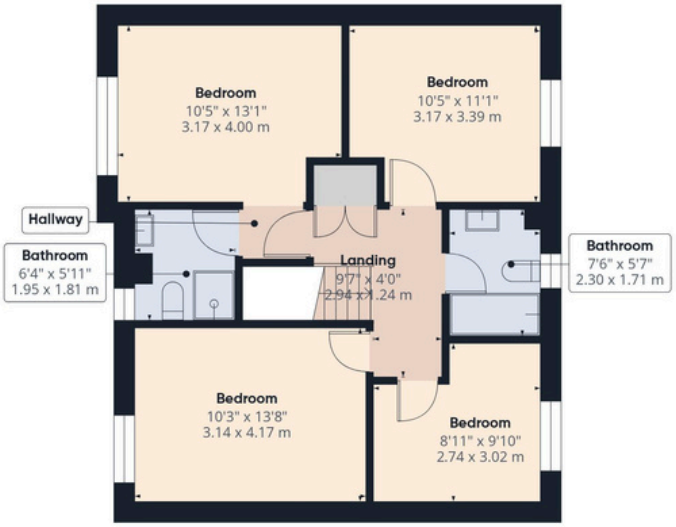
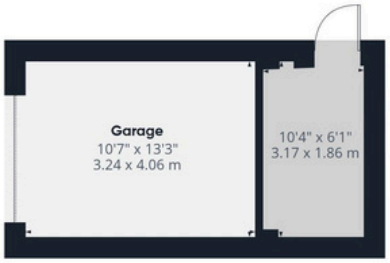
Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

1637 ft²

152 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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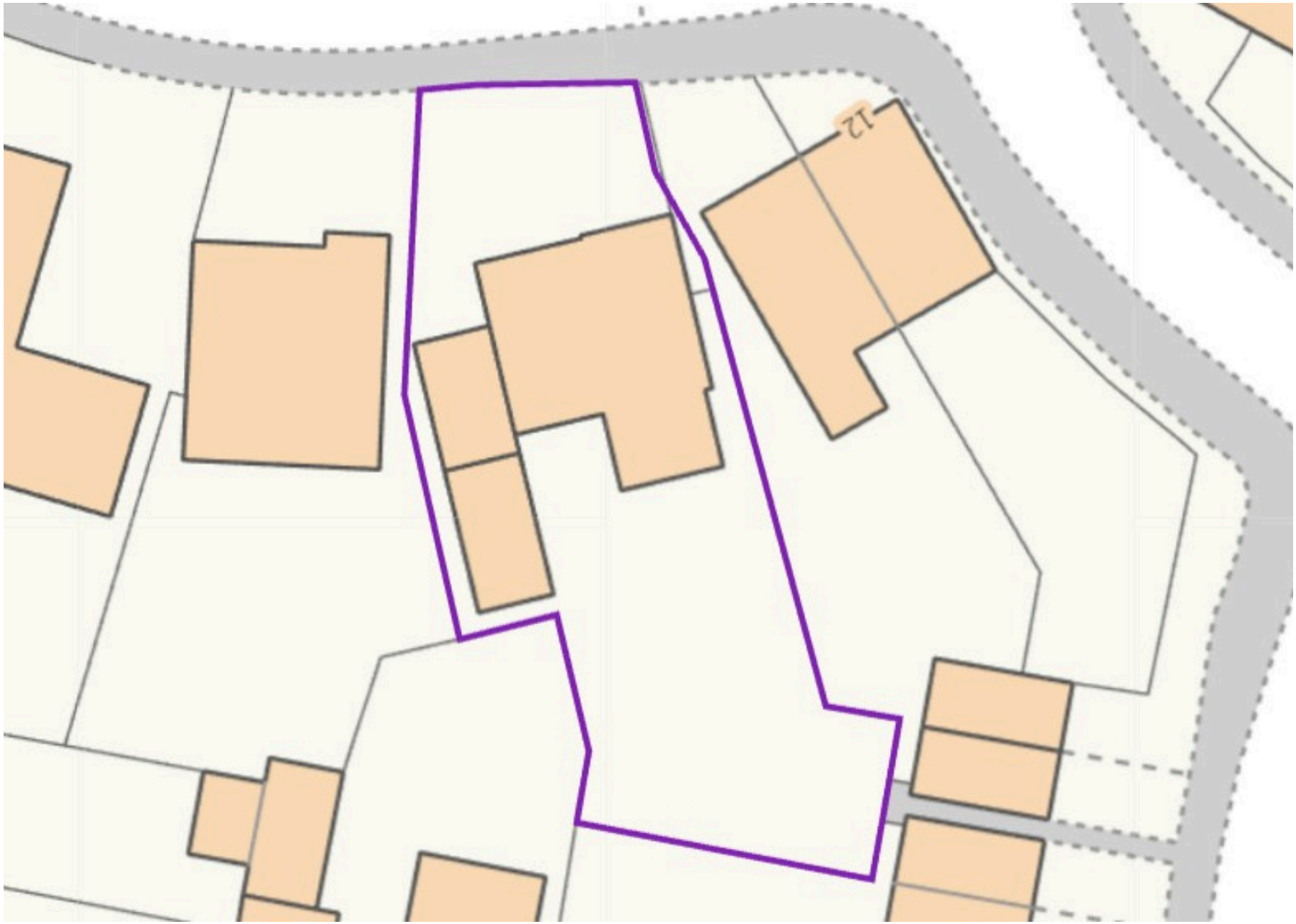
Boundary



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Area Information

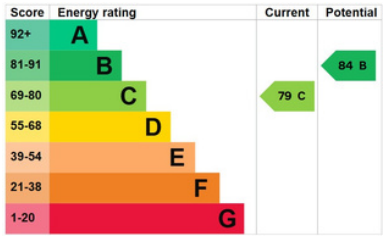
Croxley Green is picturesque village located between Watford and Rickmansworth. The village has a variety of local shops and Croxley station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London 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.

- 2 miles to Rickmansworth High Street
- 1.1 mile to Croxley Station
- Nearest Motorway: 3 miles to M25

Local Authority: Three Rivers District Council
Council Tax: F
Estate fee: Approximately £500 per annum (payable in two 6 monthly instalments.)
Approximate floor area: 1,637 sq ft
Tenure: Freehold



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The Property Ombudsman

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