



Dukes Place, Croxley Green, WD3 3DP

Guide price: £770,000 Freehold



The property

Spacious five bedroom set within the catchment area of outstanding primary and secondary schools.

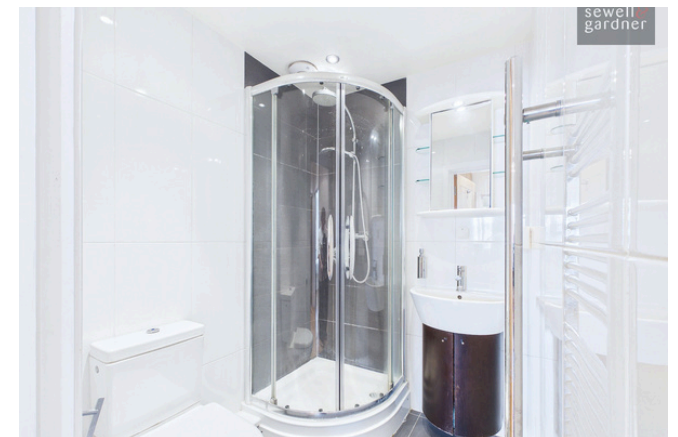
The ground floor features a welcoming entrance hall with access to the integral garage, W/C and a contemporary fitted kitchen complete with granite worktops, open plan dining space with French doors opening onto the attractive, low maintenance rear garden with gated rear access.

On the first floor, there is an additional reception room with French doors leading to a Juliet balcony, creating a bright and airy living space along with a stylish family shower room. This level also offers a large double bedroom and a single bedroom, one currently utilised as a home office and both flooded with natural light with their South facing outlook.

The second floor comprises a spacious, light filled principal bedroom with fitted wardrobes and an ensuite bathroom, alongside a further double bedroom, also benefiting from fitted wardrobes, and a modern family bathroom.

Occupying the third floor is an additional well sized double bedroom with a skylight and eaves storage, providing flexible accommodation ideal for guests, older children, or home working.

Further benefits include an integral garage, driveway parking and additional parking bays available.







Key Features

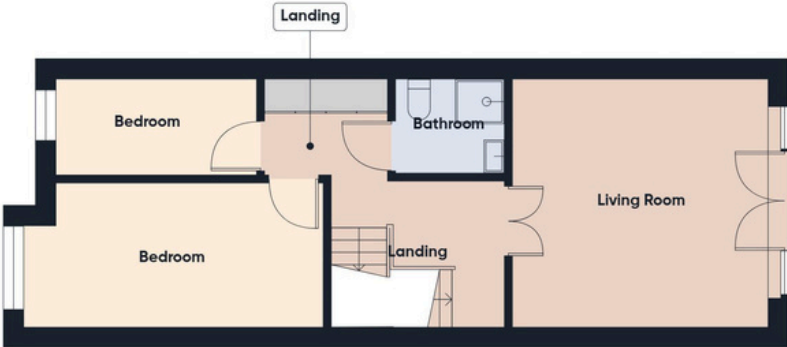
- Beautifully presented five bedroom townhouse arranged over four floors
- Four larger than average double bedrooms plus a single bedroom
- Two further bathrooms, plus downstairs WC
- Driveway parking & integral garage
- Beautifully enclosed rear garden with a patio terrace and well maintained lawn
- Excellent local schooling
- Well positioned for a range of local amenities, including shops, cafés, restaurants, parks and transport connections to London
- Generously proportioned principal bedroom benefiting from a contemporary ensuite shower room
- Elegant first floor sitting room with French doors and a Juliette balcony, allowing an abundance of natural light
- Set within catchment for Harvey Road Primary & Rickmansworth Schools for the last 5 years



Floorplan



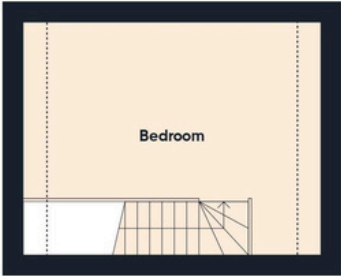
Floor 0



Floor 1



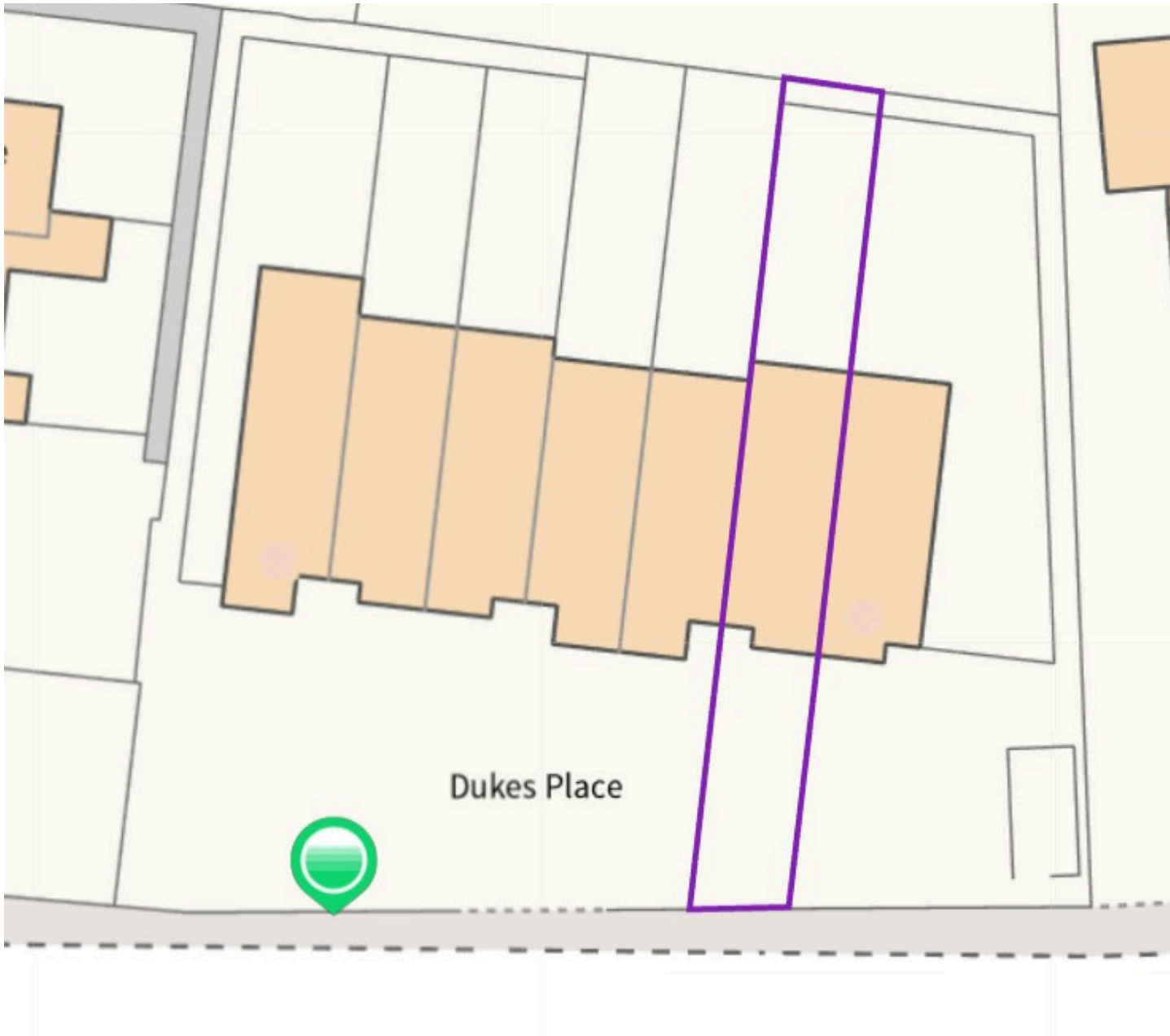
Floor 2



Floor 3



Boundary





Harvey Road
Primary School

Dukes Place



Rickmansworth
Secondary School

Dukes Place

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.

- 0.4 miles to Croxley Green Station
- 1.1 miles to Rickmansworth High Street
- Nearest Motorway: 2.7 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: F
- Approximate floor area: 1,860 sq ft
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	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, Woodward Surveyors. For financial services we recommend Nicholas James Mortgages 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.

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