



**Connells**

New Road  
Croxley Green Rickmansworth



# New Road Croxley Green Rickmansworth WD3 3HH

for sale offers in excess of  
**£400,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this mid-terrace house to the market that is situated on a popular residential road in the heart of Croxley Green village. The property comprises of a large reception room, a fitted kitchen, two double bedrooms and a family bathroom. Benefits include conservatory room, a south facing rear garden, driveway parking for one car as well as holding the scope for refurbishment/modernisation and the potential to extend (STPP).

Ideal for first time buyers and commuters, the property is conveniently located with access to several transport links including Croxley Metropolitan Station that has links into Baker Street as well as the M25 motorways. There are a variety of local shops cater for its mixed community and more extensive shopping and leisure facilities can be found in Watford and Rickmansworth providing further shops, eateries, entertainment and recreational facilities.

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

## Entrance Porch

## Living / Dining Room

21' 5" MAX x 11' MAX ( 6.53m MAX x 3.35m MAX )

Window to front aspect, stairs to first floor landing, internal window to rear aspect.

## Kitchen

8' 11" x 5' 11" ( 2.72m x 1.80m )

Window to side aspect.

## Conservatory

3' x 4' 8" + Door Recess ( 0.91m x 1.42m + Door Recess )

Door to rear garden.

## Bathroom

Window to rear aspect.

## First Floor Landing

## Bedroom One

11' 10" x 10' 10" ( 3.61m x 3.30m )

Window to front aspect.

## Bedroom Two

9' 3" MAX x 7' 11" + Wardrobe ( 2.82m MAX x 2.41m + Wardrobe )

Window to rear aspect, fitted wardrobe, built in wardrobe.

## Outside

Front Garden

Rear Garden















**Ground Floor      First Floor**

Total floor area 58.4 m<sup>2</sup> (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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6 The Parade  
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EPC Rating: D      Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314138](http://connells.co.uk/Property/WTF314138)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WTF314138 - 0003