



Whitegates Close, Croxley Green, WD3 3JY

Offers in excess of £750,000 Freehold



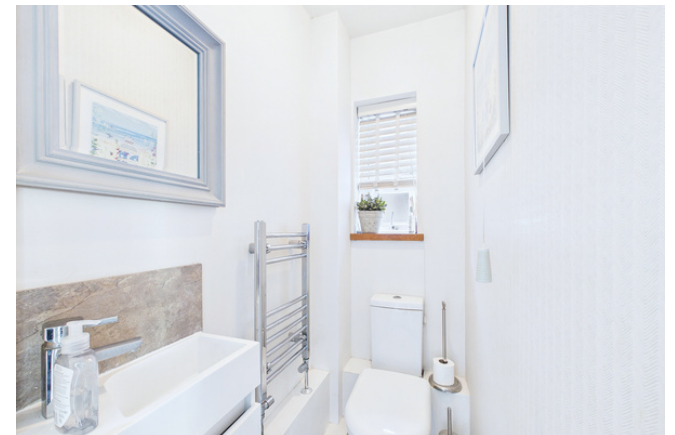
The property

This beautifully presented three bedroom terraced home offers a delightful living experience. Upon entering, you'll discover two versatile reception rooms, providing ample space for relaxation and entertaining, complemented by a bright conservatory that extends your living area.

Upstairs, the property features three well proportioned double bedrooms with the third bedroom benefitting from an ensuite bathroom, in addition to a main family bathroom, providing convenience and privacy.

Externally, the property boasts a single garage and driveway parking, addressing all your parking and storage needs. A private garden offers a pleasant outdoor space for leisure and enjoyment.

This home is ideally situated close to excellent schooling and local amenities. Enjoy the tranquillity of a cul-de-sac setting while maintaining easy access to everything you need.



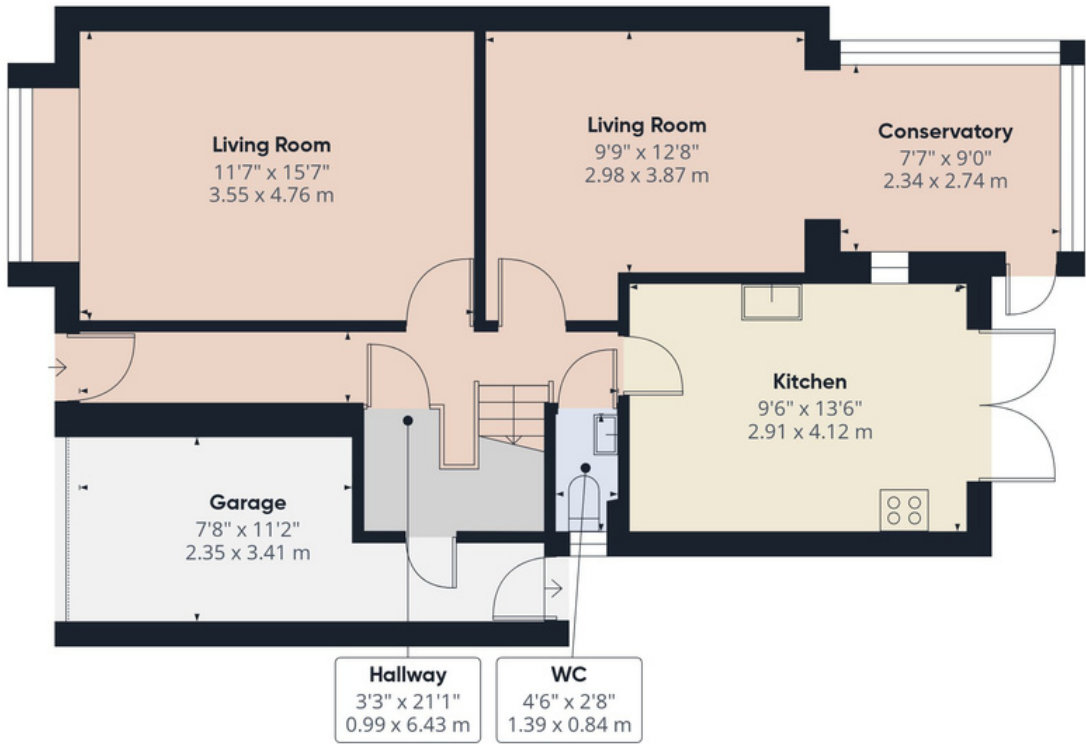


Key Features

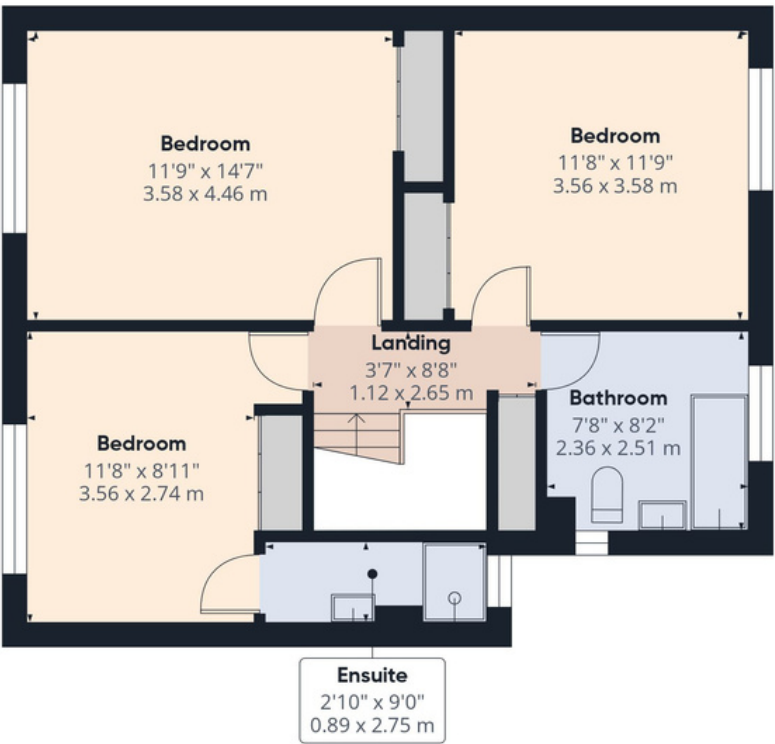
- Three bedroom terraced home
- Garage
- Driveway parking
- Close to good schooling
- Located just off The Green
- Conservatory
- Well presented throughout
- Ensuite
- Three double bedrooms
- Quiet cul-de-sac



Floorplan



Floor 0



Floor 1



Boundary





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.

- 1 mile to Croxley Green Station
- 1.5 miles to Rickmansworth High Street
- Nearest Motorway: 3 miles to M25
- Local Authority: Three Rivers District Council
- Council Tax: F
- Approximate floor area: 1,517 SqFt
- Tenure: Freehold

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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