



## PROPERTY SUMMARY

Located on the sought after New Road in Croxley Green, this charming extended Victorian terraced house offers a delightful blend of character and potential. Spanning an impressive 1177 square feet, the property features two inviting reception rooms, a fitted kitchen, complete with a separate utility area and a family bathroom to the ground floor. There are two bedrooms with a further bedroom off bedroom one on the first floor. The loft has been converted to create a further bedroom and study/office with some eaves storage. The south-facing rear garden is a true highlight, offering a sunny retreat for outdoor enjoyment, complete with a workshop and a shed, with rear access. At the front, there is an area currently utilised for parking, adding convenience to this lovely home. While the property is in need of some updating and modernisation, it presents an excellent opportunity for buyers to put their own stamp on it. Located in a central village setting, this home is within easy reach of outstanding primary and secondary schools, local amenities, and is just a short walk to the Metropolitan Line station, making it ideal for commuters.

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1

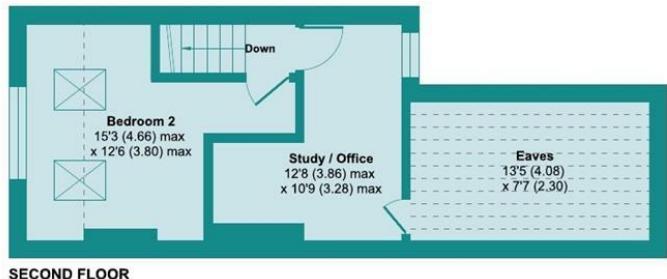


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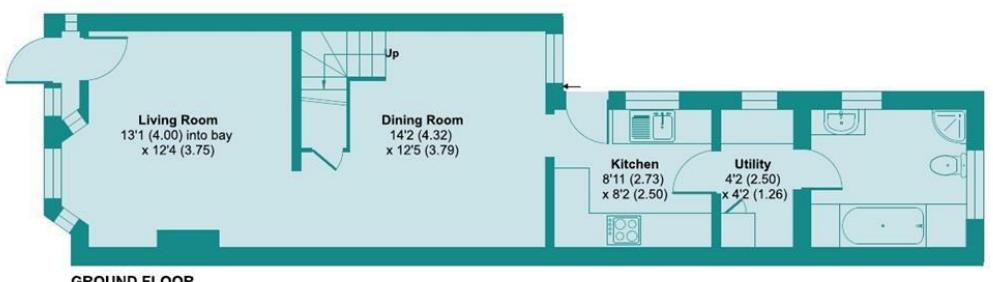
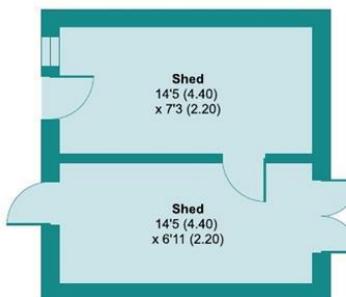
# New Road, Croxley Green, Rickmansworth, WD3 3EP



Approximate Area = 1177 sq ft / 109.3 sq m  
 Limited Use Area(s) = 151 sq ft / 14 sq m  
 Outbuilding = 211 sq ft / 19.6 sq m  
 Total = 1539 sq ft / 142.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Estate Agents. REF: 1408667

## LOCAL AUTHORITY

Three Rivers Council

## TENURE

Freehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements