

GUIDE PRICE

£450,000
New Road

Croxley Green, Rickmansworth, WD3 3HE

PROPERTY SUMMARY

Two-bedroom Victorian cottage on New Road, spans approximately 794 square feet and offers a blend of character and modern living. Upon entering the property you are welcomed into a porch which leads into a lounge/diner and on to a kitchen, conservatory and the bathroom. The first floor features two double bedrooms with fitted wardrobes. The property is complemented by a generous 89 foot rear garden with a garden office at the rear (this has a certificate of lawfulness from the Three Rivers allowing it to be used as a guest bedroom when required). The front of the house features a paved area with parking for one vehicle. Situated in the heart of the village, residents will benefit from easy access to local amenities and highly regarded schools. Additionally, the nearby Metropolitan Line station ensures excellent transport links for those commuting to London or beyond.

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Approximate Area = 704 sq ft / 65.4 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 794 sq ft / 73.7 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Three Rivers District Copuncil

TENURE

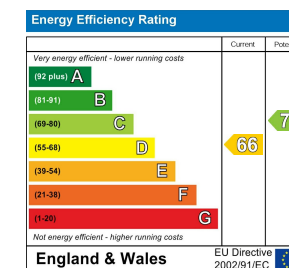
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1380997



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