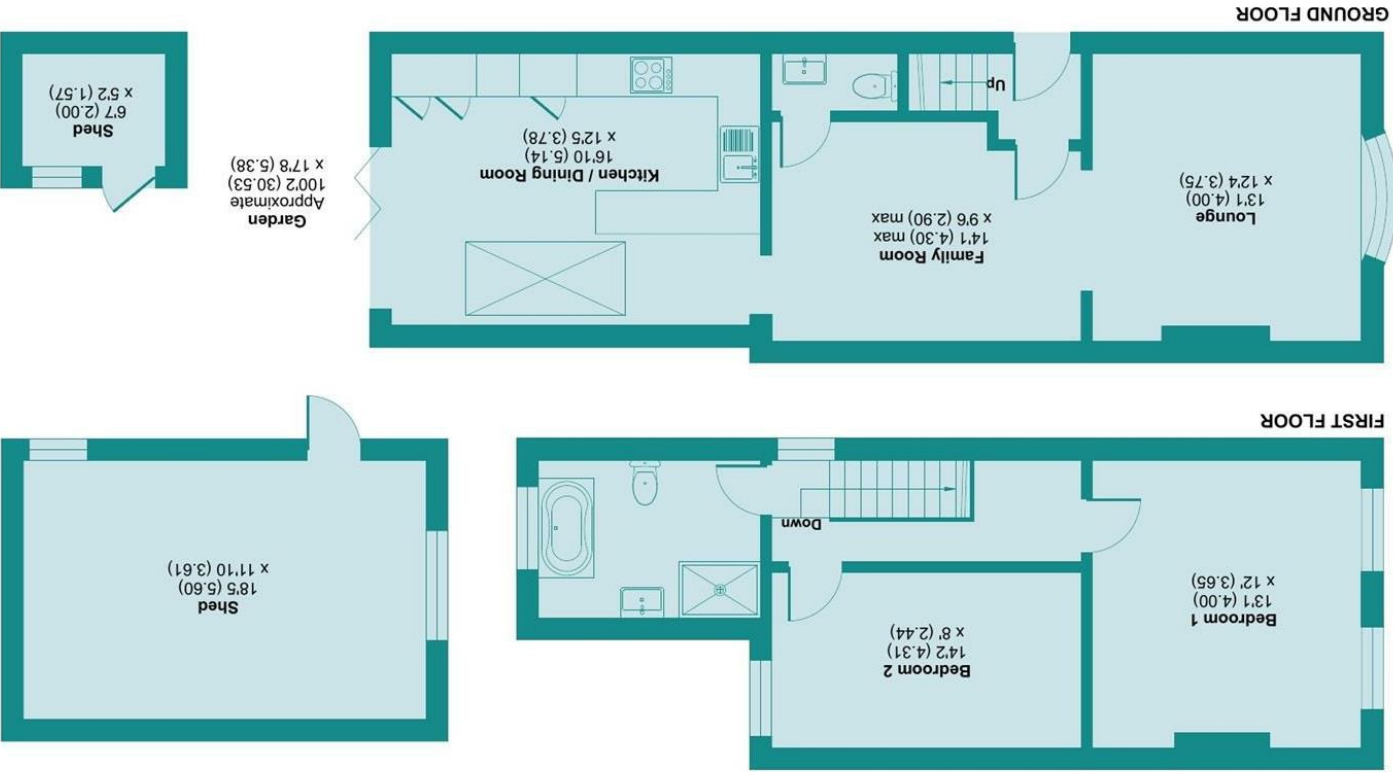


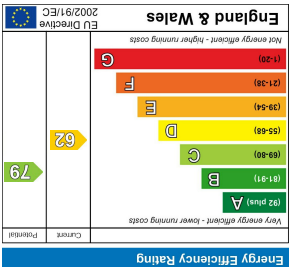
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (IPMS2 Residential). © nchecom 2025. Produced for James Estate Agents. REF: 1388490



Approximate Area = 1001 sq ft / 92.9 sq m
Outbuildings = 251 sq ft / 23.3 sq m
Total = 1252 sq ft / 116.2 sq m
For identification only - Not to scale

New Road, Croxley Green, Rickmansworth, WD3 3EP

LOCAL AUTHORITY
Three Rivers District Council
TENURE
Freehold
COUNCIL TAX BAND
D
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



PROPERTY SUMMARY

This delightful extended two-bedroom semi-detached Victorian house on New Road is a true gem. Spanning an impressive 1,001 square feet, the property boasts a perfect blend of stylish charm and period character. Upon entering, you are welcomed by a lovely main reception. The open-plan layout, seamlessly connects to a spacious family room which leads into the dining area and beautifully appointed kitchen. The rear space is flooded with natural light and has large bi-fold doors leading into the south facing landscaped garden. The kitchen boasts a superb range of wall and base units, integrated appliances, granite worktops and underfloor heating. New Boiler fitted (Jan 26). Additionally a downstairs WC enhances the practicality of the layout. The first floor features two generously sized bedrooms, along with a stunning period character bathroom all off landing. Outside space consists of a 100 foot south facing rear garden with a well-constructed wooden shed/workshop presenting an excellent opportunity to develop into an office/gym. To the front is driveway parking for two vehicles. Its central village location ensures easy access to, Croyley Metropolitan line station, excellent schools, village amenities and The Green. Having been thoughtfully refurbished by the current owner, this home is ready for you to move in and enjoy. With its perfect blend of modern amenities and period features, this is a must-view property. Loft conversion - planning reference 25/1965/CLPD Date approved 31 Dec 25

2



1



2



