



**AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME**

Oakleigh Drive, Croxley Green, Rickmansworth, Hertfordshire, WD3 3EE

**ROBSONS**



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Hertfordshire, WD3 3EE

**TWO RECEPTION ROOMS • KITCHEN/DINER •  
UTILITY ROOM • GUEST CLOAKROOM •  
THREE BEDROOMS • FAMILY BATHROOM •  
REAR GARDEN • OFF-STREET PARKING •  
SCOPE FOR A LOFT CONVERSION (STPP)**

### Description

A well-proportioned three-bedroom, semi-detached family home extended to the rear with off street parking and situated on a quiet residential road. This lovely property enjoys a convenient location, being within 0.2 miles from Croxley Green Station, with local amenities and Malvern Way Infant/Nursery, Croxley Danes and Rickmansworth School all within close proximity.

The ground floor comprises an entrance hallway with a guest cloakroom and stairs to the first floor. Off the hallway is a front aspect reception room with an attractive bay window and a spacious second reception room that flows through to an open plan, modern kitchen/diner with two skylights. The kitchen features a range of fitted units and integrated appliances with French doors opening out to the garden. Off the kitchen is a utility room.







To the first floor there are three well-appointed bedrooms with two boasting fitted wardrobes and a family bathroom.

Externally, there is a well-presented rear garden laid to lawn with a decked area and a garden shed. To the front is a driveway providing off-street parking and side access to the rear garden.

### Location

Picturesque Croxley Green provides the perfect backdrop as it offers village charm in the rural suburbs of Hertfordshire. The property is within easy reach of Croxley Green and Rickmansworth town centres with its wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junctions 17 and 18 connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: E

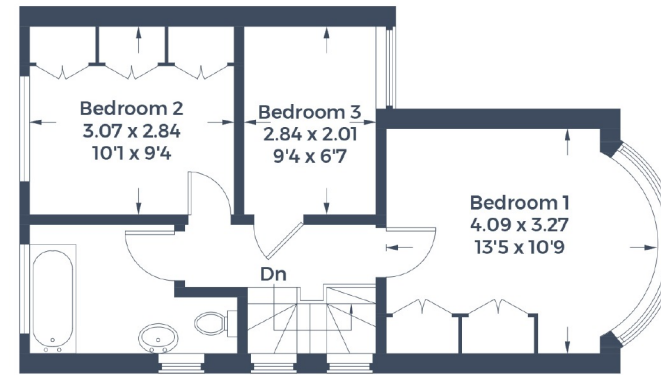
Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.

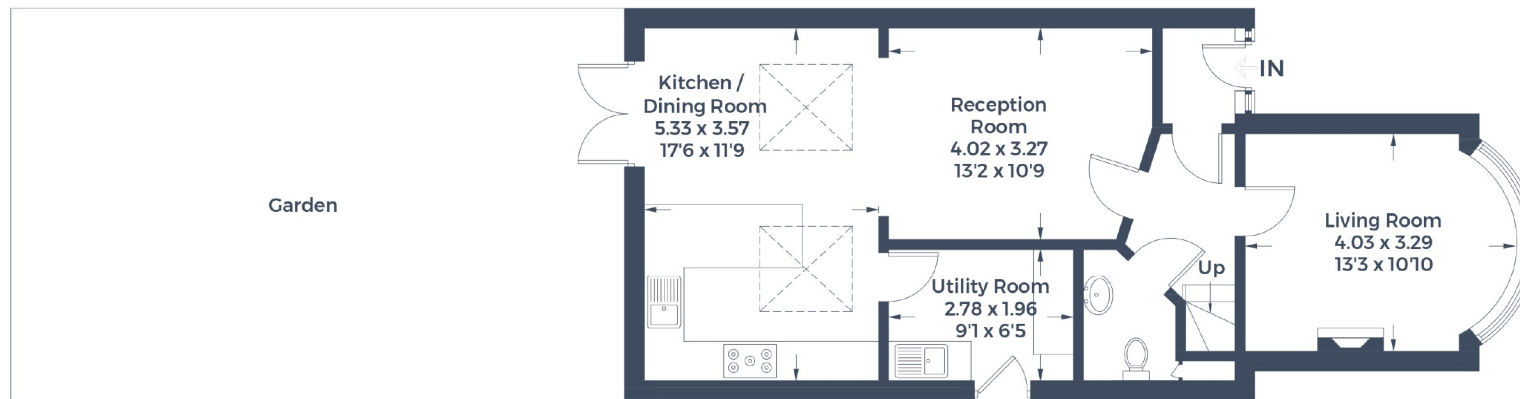




Approximate Gross Internal Area  
 Ground Floor = 59.1 sq m / 636 sq ft  
 First Floor = 37.2 sq m / 401 sq ft  
 Total = 96.3 sq m / 1,037 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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