



Durrants Drive, Croxley Green, Rickmansworth, WD3 3NS

Offers in excess of £650,000 Freehold



# The property

Set on the ever-popular Durrants Drive, this beautifully presented three-bedroom end-of-terrace home offers stylish, flexible family living across two floors, complemented by an excellent rear garden.

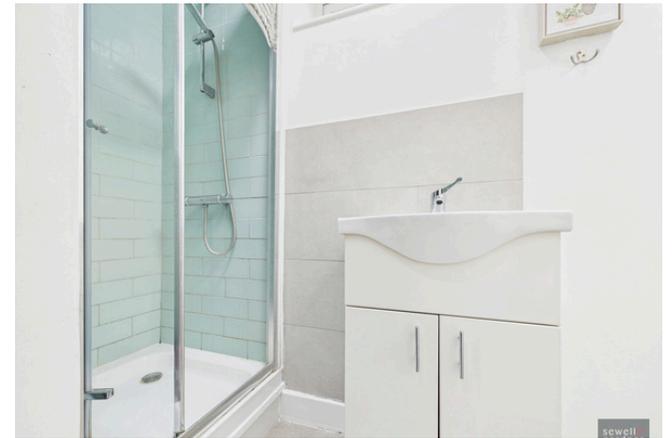
A spacious porch welcomes you into generous ground-floor accommodation, including a handy utility room with storage and a downstairs shower room.

The property boasts two superb reception rooms: a bright and comfortable living/dining space with direct garden access, and an impressive open-plan kitchen/reception area. The modern, fully integrated kitchen features sleek grey cabinetry, contrasting worktops, and quality appliances—perfect for both everyday living and entertaining.

Upstairs are three well-proportioned bedrooms and a smart family bathroom, including a spacious principal bedroom with ample storage.

Outside, the low-maintenance garden offers artificial lawn, a paved patio, side access, and a standout garden room—ideal as a home office, gym, or teenage retreat.

A fantastic opportunity to secure a stylish family home in a highly sought-after location.





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## Key Features

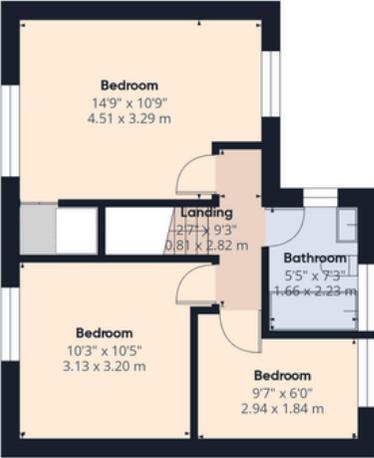
- Three bedroom end-of-terrace home
- Situated on the sought-after Durrants Drive
- Two spacious reception rooms
- Modern open-plan kitchen with integrated appliances
- Convenient utility room with downstairs shower room
- Versatile garden room ideal for a home office, gym, or studio
- Well-presented throughout
- Driveway parking
- 5 minute drive to Croxley Station



# Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1158 ft<sup>2</sup>  
107.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

# 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.

- 1.1 miles to Croxley Station
- 1.5 miles to Rickmansworth High Street
- Nearest Motorway: 3.6 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 1158 sq ft

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, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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