

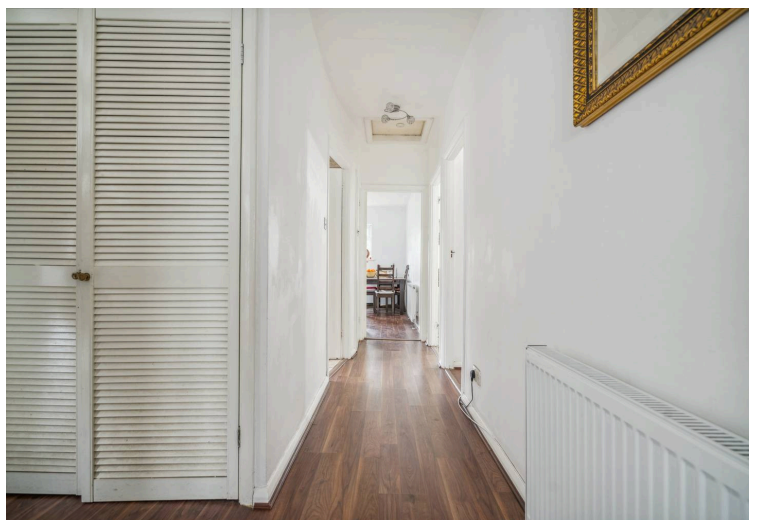
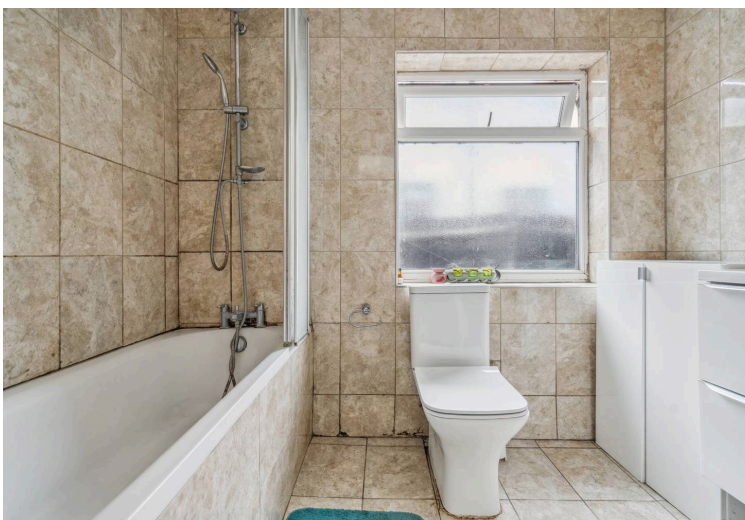


## Links Way, Croxley Green, WD3

£600,000 Freehold

CHAIN FREE SEMI DETACHED BUNGALOW • LIVING/DINING ROOM • MODERN KITCHEN • TWO DOUBLE BEDROOMS • MODERN BATHROOM • REAR GARDEN • GARAGE • DRIVEWAY PARKING TO FRONT FOR UP TO 2 CARS • POTENTIAL TO EXTEND (STPP)

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



A chain free TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW for sale, in a sought-after residential road in Croxley Green.

This charming semi-detached bungalow is offered chain free and is the perfect property for those downsizing. The home comprises two well-appointed double bedrooms, a contemporary family bathroom, and a spacious reception room. Upon entering, you are welcomed by a bright hallway featuring laminate wood flooring and built-in storage behind louvred doors and loft access. The main reception room is bathed in sunlight from double French doors, seamlessly connecting indoor living with the tranquil garden.

The heart of the home is the modern kitchen/breakfast room, fitted with stylish white units, integrated appliances and ample storage. A door provides additional direct access to the garden. The two bedrooms are generously sized, with one boasting an impressive bay window overlooking the front of the property. The contemporary bathroom features a fully tiled finish, a bath-tub with an integrated shower, and a frosted window for both natural light and privacy.

Outside, the rear garden has a good-sized patio area leading to an area of lawn, some trees along the border and a storage shed. To the front is a spacious paved driveway with space for up to two cars and a gate providing side access to the rear garden. There is the added benefit of a garage situated at the end of the garden.

Situated close to a variety of shops and well-regarded schools such as Croxley Danes, this home enjoys superb access to local amenities and transportation links, making daily commutes and errands effortless. Croxley Station is approximately half a mile away and it is a short drive to both Watford and Rickmansworth Town Centres.

Nearest Station: 0.8 miles – Croxley Station

Council Tax band: E Approx. £ 2973.20 2026–2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



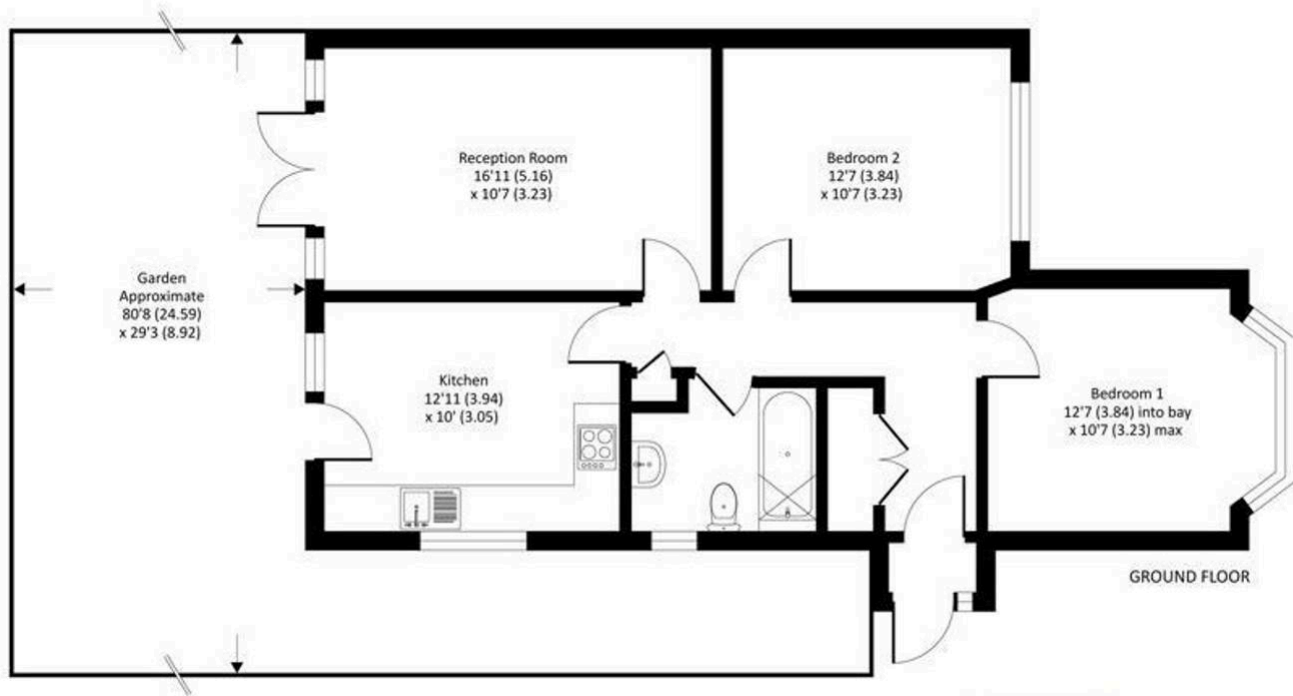
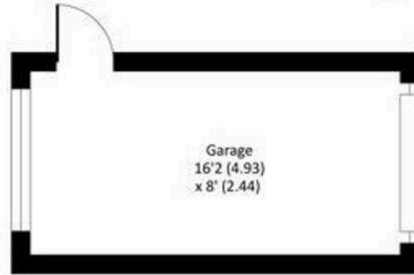
# Links Way, Croxley Green, Hertfordshire, WD3 3RJ

Approximate Area = 758 sq ft / 70.4 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 887 sq ft / 82.3 sq m

For identification only - Not to scale



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.