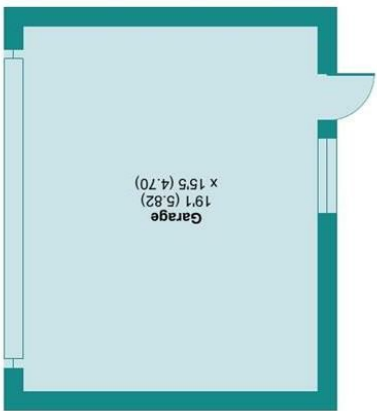


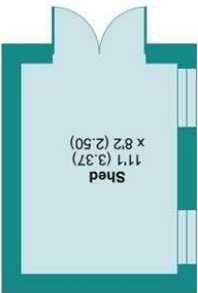
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichcom 2025.
Incorporating International Property Measurement Standards (IPMS2 Residential). REF: 1388766
Produced for James Estate Agents.

GARAGE
(Located at Back of property)

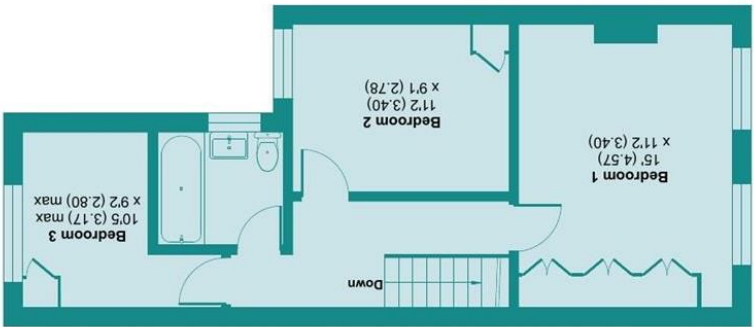
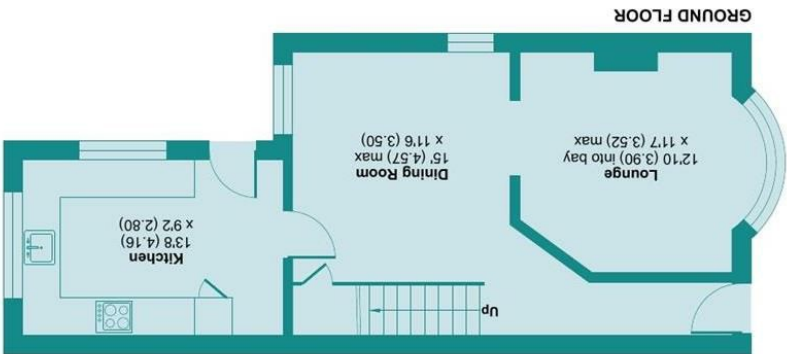


Rear Parking
Approximate
29'6" (9.00m)
x 20'3" (6.16m)

Garden
Approximate
12'0" (3.67m)
x 20'2" (6.15m)



Approximate Area = 949 sq ft / 88.1 sq m (excludes garage)
Outbuilding = 91 sq ft / 8.4 sq m
Total = 1040 sq ft / 96.5 sq m
For identification only - Not to scale



Watford Road, Croxley Green, Rickmansworth, WD3 3RY

LOCAL AUTHORITY
Three Rivers District Council
TENURE
Freehold
COUNCIL TAX BAND
D
VIEWINGS
By prior appointment only

Energy Efficiency Rating	
Current	Potential
66	80
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Very energy efficient - lower running costs	

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

NO UPPER CHAIN. Situated on Watford Road in Croxley Green, Rickmansworth, this semi-detached house boasts a generous living area of 949 square feet. As you enter, you are welcomed by a hallway that leads to a bright and airy through lounge. This inviting space features a dining area at the rear and lounge to the front. The kitchen is well-equipped with a range of wall and base units, and conveniently opens into the large rear garden. Upstairs, you will find three generously sized bedrooms all with fitted wardrobes plus a family bathroom. One of the standout features of this property is the impressive garage, measuring 19 feet 1 inch by 15 feet 5 inches, situated in the rear garden and accessed via a service road with addition parking for 3/4 cars in front of the garage. This large garage offers excellent parking/storage options or could be transformed into a workshop/gym for those with creative pursuits. The beautifully landscaped rear garden extends an impressive 120 feet with patio and seating areas. Additionally, a shed is available for further storage needs. The front garden is laid mainly to lawn. This property is a short walk to Croxley Metropolitan line station, making commuting to London and beyond effortless. Malvern Way Infant and Nursery school with an outstanding Ofsted rating is 0.1 miles away and the Croxley Danes Secondary school is 0.3 miles away. Furthermore, the area is well-served by local shops and village amenities catering to all your daily needs. In summary, this semi-detached house in Croxley Green presents an excellent opportunity for those seeking a spacious and well-located family home.

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