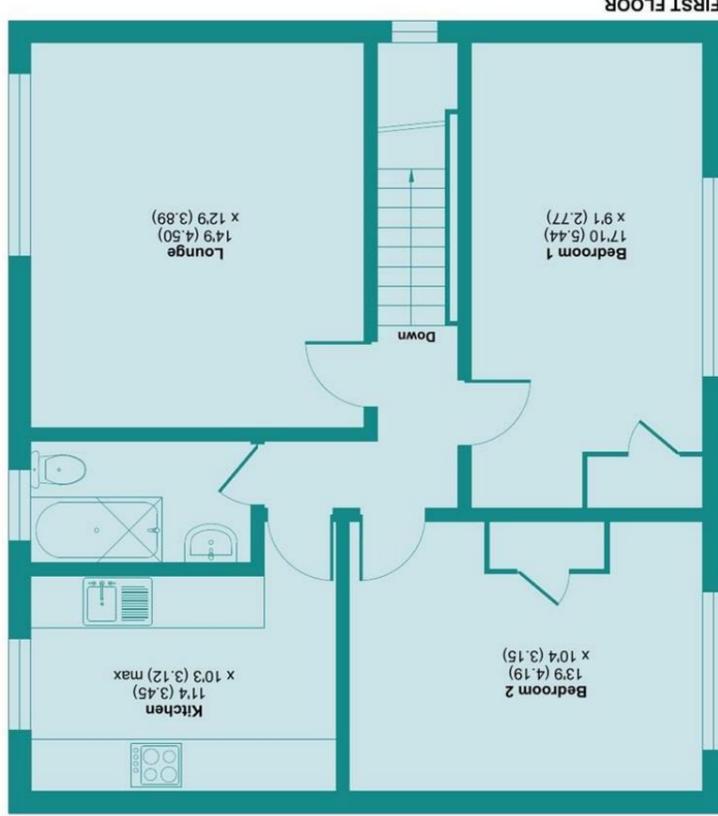
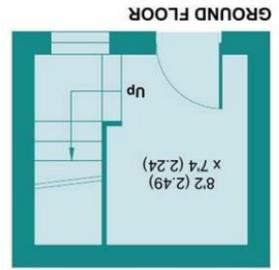




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2022. REF: 881063



Approximate Area = 794 sq ft / 74 sq m  
For identification only - Not to scale

**Watford Road, Croxley Green, Rickmansworth, WD3 3ED**

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWS**  
By prior appointment only

Energy Efficiency Rating	
Current	Potential
<b>75</b>	<b>77</b>
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs</p> <p>A (93-100) Very energy efficient - lower running costs B (81-92) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs</p>	

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



**GUIDE PRICE**  
**£350,000**  
**WATFORD ROAD**  
CROXLEY GREEN, RICKMANSWORTH, WD3 3ED

## PROPERTY SUMMARY

Two double bed roomed first floor maisonette is located in Croxley Green, close to schools, shops and just minutes walk from the Croxley Met line station. Modern kitchen and bathroom. This property will appeal to many people, including; Investors, first time buyers or those wanting to down size but still have a garden. Private rear garden, allocated space at the rear, double glazing and gas central heating. Lease: 97 years remaining, Ground Rent: Peppercorn, Service Charges: £200 (£100 paid twice yearly) Building Insurance: £1,200 divided by 4. Please note internal photos do not reflect the current interior.

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