



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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Produced for James Estate Agents. REF: 1404366

Energy Efficiency Rating		Climate	EU Directive 2002/91/EC
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PROPERTY SUMMARY

Charming two bed Victorian cottage situated in a brilliant location just minutes from Croxley Met Station, shops and schools . Offered with No Upper Chain it offers a welcoming lounge/diner with stairs to first floor. It offers a modern contemporary newly fitted kitchen, two good size bedrooms and a modern bathroom off bedroom. The 111 ft rear garden is a particular feature of this house as it extends into double width secluded lawn at the rear. There is off street parking for one car and is competitively priced for a quick sale. The ground floor of the property has recently been decorated and re-carpeted. A "Must View" property.

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