

OFFERS OVER

£700,000

Dulwich Way

Croxley Green, Rickmansworth, WD3 3PY

PROPERTY SUMMARY

A beautifully spacious three bed family home with stylish living space in the heart of Croxley Green close to local shops and Met station. The property has been extended and upgraded in recent years and now offers fabulous living space with an open plan feel. A luxurious appliance fitted kitchen/dining/family space. The first floor has three good size bedrooms and a stylish family bathroom. Other benefits include modern décor, fabulous patio space, a landscaped garden, fully serviced garden office and off street parking for two vehicles. The property is close to two OFSTED Outstanding schools, Yorke Mead Primary School and Rickmansworth High School.

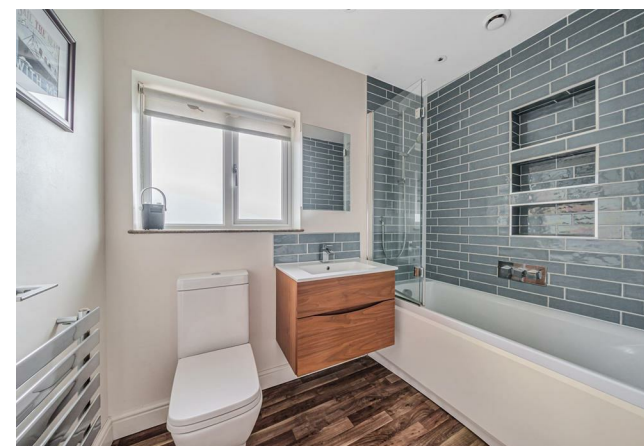
3



1



2





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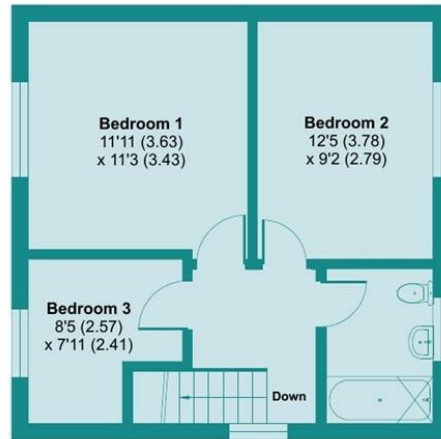
Approximate Area = 1247 sq ft / 115.8 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Total = 1311 sq ft / 121.7 sq m
 For identification only - Not to scale

LOCAL AUTHORITY
 Three Rivers District Council

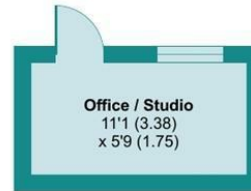
TENURE
 Freehold

COUNCIL TAX BAND
 D

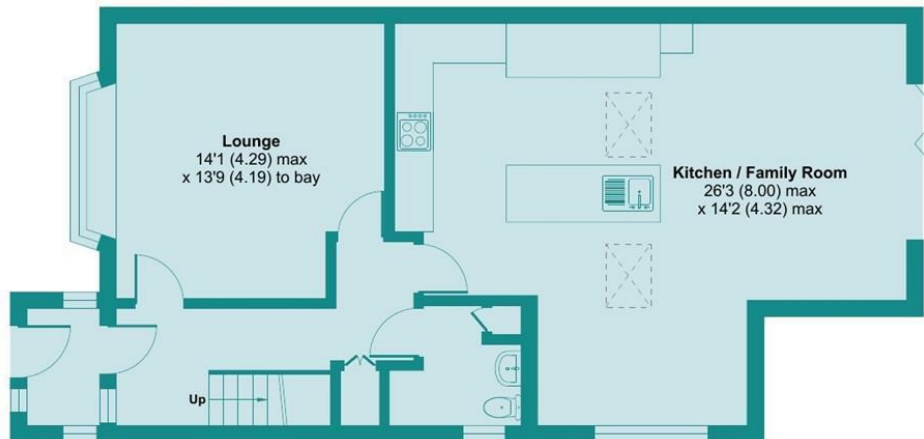
VIEWINGS
 By prior appointment only



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

Garden
 Approximate
 59'7" (18.16)
 x 24'4" (7.42)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for James Estate Agents. REF: 1023379



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