

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchcom 2026. Incorporated International Property Measurement Standards (IPMS2 Residential). REF: 1435388



Approximate Area = 1492 sq ft / 138.6 sq m  
 Limited Use Area(s) = 51 sq ft / 4.7 sq m  
 Outbuilding = 194 sq ft / 18 sq m  
 Total = 1737 sq ft / 161.3 sq m  
 For identification only - Not to scale  
 Denotes restricted head height

**Frankland Road, Croxley Green, Rickmansworth, WD3 3AU**

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
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**VIEWS**  
By prior appointment only

Energy Efficiency Rating	
Current	Potential
<b>76</b>	<b>63</b>
Note: Energy Efficient - lower running costs Note: Energy Efficient - higher running costs	
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs Not 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



**GUIDE PRICE**  
**£950,000**  
**FRANKLAND ROAD**  
CROXLEY GREEN, RICKMANSWORTH, WD3 3AU

## PROPERTY SUMMARY

Situated on the highly sought-after Frankland Road in Croxley Green, this semi-detached house offers an impressive 1,492 square feet of living space, perfect for families.

Upon entering, you are greeted by a spacious modern kitchen diner at the front, ideal for family meals and entertaining guests. The ground floor also features a welcoming lounge and a bright conservatory, which opens up to a generous garden, perfect for outdoor activities and relaxation. A convenient WC completes the downstairs accommodation.

The first floor boasts three well-proportioned bedrooms, accompanied by a large family bathroom. Ascending to the top floor, you will find two additional bedrooms and another bathroom, providing flexibility for guests or older children.

The property is set within a substantial plot, featuring a remarkable 136-foot long garden and has a driveway currently used for parking two vehicles.

Location is key, and this home is just a short walk from Ofsted-rated excellent schools, including Rickmansworth and Harvey Road. Additionally, the nearby Metropolitan line station offers easy access to London, while local village amenities are within easy reach.

This semi-detached house on Frankland Road is a rare find, combining spacious living, a large garden, and a prime location, making it an ideal family home.

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