



Rochester Way, Croxley Green, Rickmansworth, WD3 3NG

Guide Price: £775,000 Freehold

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About the property

An excellent opportunity to purchase a three double bedroom semi-detached house close to excellent schooling, local amenities and Croxley's Metropolitan Line Station.

This property comprises entrance hall, accessing spacious and light front living room boasting stunning bay window and feature fireplace, downstairs WC and an excellent open plan kitchen/dining room with patio doors opening out to a beautifully landscaped rear garden, mainly laid to lawn. Furthermore, the accommodation benefits large garage ideal for storage, separate utility room and a further downstairs WC. Upstairs offers a generous sized landing allowing access to three double bedrooms and a modern style family bathroom. To the front of the property is a well-designed block paved driveway allowing parking for at least two cars.

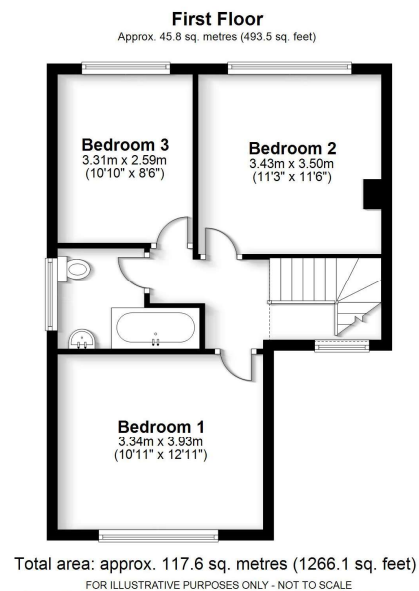
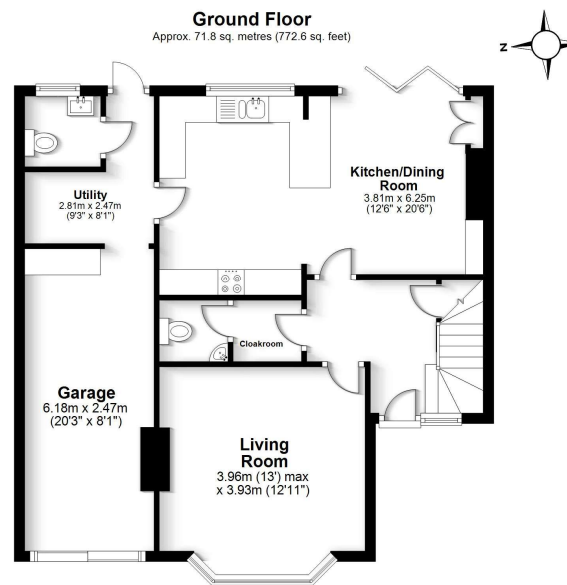
Viewing is highly recommended.



- Three double bedrooms
- Light and spacious rooms

- Well-maintained garden
- Near to Croxley Station

- Close to great schools
- Beautifully presented



To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1,266 sq ft

Tenure: Freehold

Nearest Station: 0.9 miles to Croxley Station

Distance to Town Centre: 2.1 miles to Rickmansworth town centre

Nearest Motorway: 2.9 miles to M25

Area Information

Croxley Green is picturesque village located between Watford and Rickmansworth. The village has a variety of local shops and Croxley station is on the Metropolitan Line which provides a direct link to London in just 45 minutes, so it is ideal for those commuters who want to be close enough to London yet live in a small, friendly community.

The Green is a large green space on which many of the village's events take place throughout the year: classic car shows, Croxfest and the very popular Revels Fair that has been a tradition in the village since 1952, a family day out with arts and crafts, dance exhibitions and a whole host of games. The Green also hosts two of seven pubs in Croxley, The Coach and Horses and The Artichoke, both offering great food and live music events throughout the year.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

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