



Baldwins Lane, Croxley Green, Rickmansworth WD3 3LQ

Guide Price: £625,000 Freehold

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About the property

This light and airy semi-detached bungalow is situated in Baldwins Lane, a popular residential location close to local amenities and within 0.9 miles of Croxley Station.

The accommodation comprises spacious entrance hall, double bedroom with fitted wardrobes, shower room, fully fitted kitchen and living room leading onto dining room with lovely views of the mature garden.

To the first floor is spacious loft room, used as bedroom 1 with built-in eaves storage and WC.

To the front of property is driveway parking and to the rear is patio area leading onto spacious lawned garden.

The property has huge potential to enhance and extend and a viewing is highly recommended.

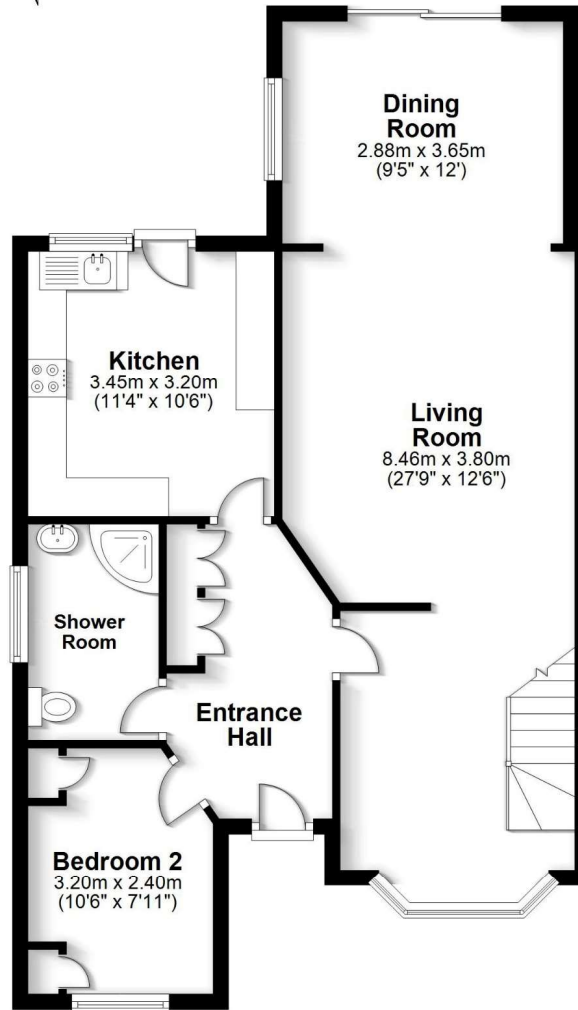


- Chain free
- Extended bungalow
- Potential to enhance and extend
- Driveway parking
- Semi-detached
- 0.9 miles to Croxley Station



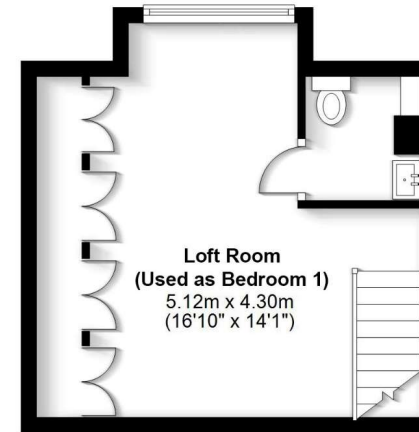
Ground Floor

Approx. 71.0 sq. metres (764.0 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.0 sq. feet)



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Croxley Green is a 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.

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1,018 sq ft

Tenure: Freehold

Nearest Station: 0.9 miles to Croxley Station

Distance to Town Centre: 2 miles to Rickmansworth town centre

Nearest Motorway: 3.2 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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