



237 Watford Road, Croxley Green, Hertfordshire, WD3 3RY

Guide Price £725,000 Freehold

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# About the property

This must see home comprises of an entrance hall leading to family room, living/dining area and kitchen with access to the rear garden. The first floor offers 2 spacious double bedrooms, a single room and a light and airy family bathroom.

Stairs leading to the second floor where you'll find the large main bedroom extended into the loft with WC. To the rear of the property you will find a well maintained garden with lawn and a patio, perfect for entertaining. A path leads to a detached garage and parking space at the end of the garden.

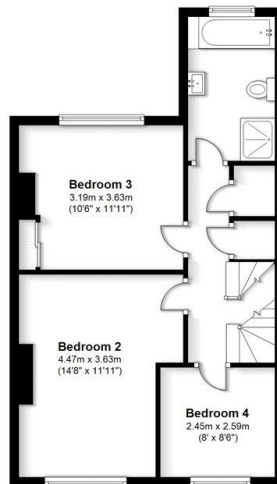


- Four bedrooms
- Well maintained rear garden
- Single garage
- Close to local amenities
- Close good schools
- Immaculately presented throughout

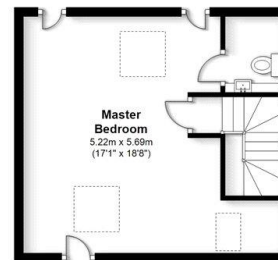
**Ground Floor**  
Approx. 76.9 sq. metres (828.0 sq. feet)



**First Floor**  
Approx. 48.7 sq. metres (524.6 sq. feet)



**Second Floor**  
Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 155.3 sq. metres (1672.0 sq. feet)

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Croxley Green is a picturesque village located between Watford and Rickmansworth. Croxley Green has a variety of local shops and with Watford and Rickmansworth town centres just a short drive in either direction, vibrant nightlife, dining and leisure options are close by. Croxley Green 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 takes 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: 1672 sq ft

Tenure: Freehold

Nearest Station: 0.5 miles to Croxley Station

Distance to Town Centre: 1.5 miles to Watford

Nearest Motorway: 3.6 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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