



35 New Road, Croxley Green, WD3 3EN  
Offers Over: £650,000 Freehold

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# About the property

Detached character property with parking located in the heart of Croxley Green. A deceptively spacious three-bedroom detached house which is in good order throughout and has been well looked after by the current owners. The property comprises entrance porch leading into the front living room which in turn has access into the dining room. From the dining room there are stairs leading to the first floor and down to the basement room. At the rear of the property, you will find a fitted kitchen leading into a large utility area which could be used as an office/study and continues into the ground floor bathroom.

On the first floor are three good size bedrooms with the main benefiting from an en-suite shower room. Furthermore, you will find a basement room which has the potential to be a children's playroom or similar. There is a rear garden which is mainly laid to lawn and driveway parking to the front for one car. As an added benefit the property is to be offered with no upper chain.

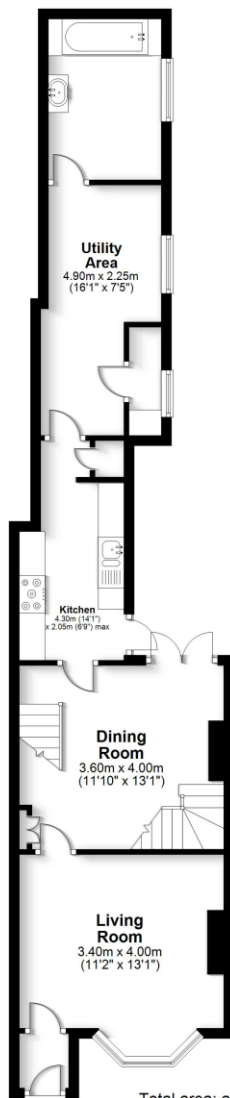


- Three bedrooms
- Well – presented throughout

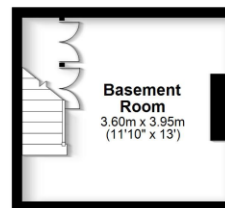
- Close to Town Centre
- Driveway parking

- No upper chain
- Popular location

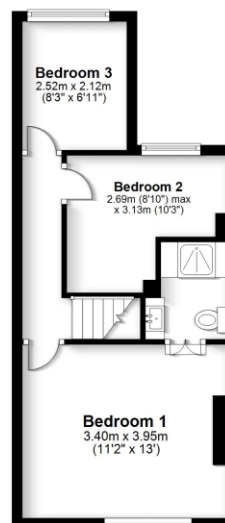
**Ground Floor**  
Approx. 57.0 sq. metres (614.0 sq. feet)



**Basement**  
Approx. 14.2 sq. metres (153.1 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 105.0 sq. metres (1130.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages and outbuildings.

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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. Croxley Station is on the Metropolitan Line and provides services to Watford and London.

Croxley Green has an active Residents Association and Parish Council and is also the home of an array of local organisations dedicated to pastimes and leisure. The Croxley Green Society run the extremely popular 'Revels on The Green', an annual village fair. Families are well catered for with good schools close by including Harvey Road Primary, Little Green Junior School, Yorke Mead Primary and Rickmansworth Secondary School. Croxley Green has variety of local shops and is ideally located close to Rickmansworth Town with a wider selection of smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Masala Bowl are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

**Local Authority:** Three Rivers Council

**Council Tax:** D

**Approximate floor area:** 1130 sqft

**Tenure:** Freehold

**Nearest Station:** Croxley Metropolitan Station, 0.9 miles

**Distance to Town Centre:** 1.5 miles to Rickmansworth

**Nearest Motorway:** 2.7 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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 £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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