



31 Winchester Way, Croxley Green, Hertfordshire, WD3 3QE
Guide Price: £675,000 Freehold

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About the property

An extended three bedroom family home located in a popular residential road in Croxley Green. The property is ideally situated for local schools and transport links including Croxley Metropolitan Line Station.

Internally the property comprises a through lounge/diner leading into an extended kitchen/dining room. There is also a downstairs shower room. On the first floor are three bedrooms and a further family bathroom.

There is a well kept and low maintenance rear garden with patio area and a good size outbuilding with power which could be used as a home office/playroom or similar. To the front of the property is driveway parking for two cars.



- Popular residential road
- Driveway parking
- Two bathrooms
- Good condition throughout
- Rear garden
- Good size outbuilding with power



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



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 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: 949 sq ft

Tenure: Freehold

Nearest Station: Croxley Station, 0.6 miles

Distance to Town Centre: 2 miles to Rickmansworth

Nearest Motorway: 3.1 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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