



13 Dickinson Square, Croxley Green, Hertfordshire, WD3 3HA
Guide Price: £635,000 Freehold

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About the property

A two/three bedroom cottage located in the ever popular area of Croxley Green.

Built in the late 1880's this cottage was one of the original houses built for the workers of the paper mill owned by John Dickinson. Internally the property comprises living room to the front, dining room, kitchen and bedroom three/study which has an en-suite shower room. On the first floor are two double bedrooms and a family bathroom. There is also lovely garden to the rear of the property.

Located within a few minutes walk to Croxley Green Metropolitan Line Station and also local shops including the Co-op. There are also plenty of schools within easy reach.

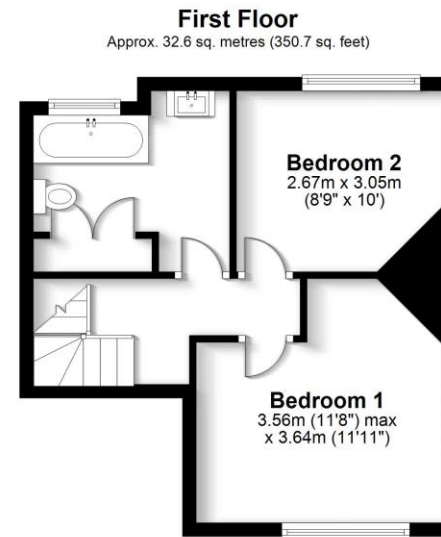
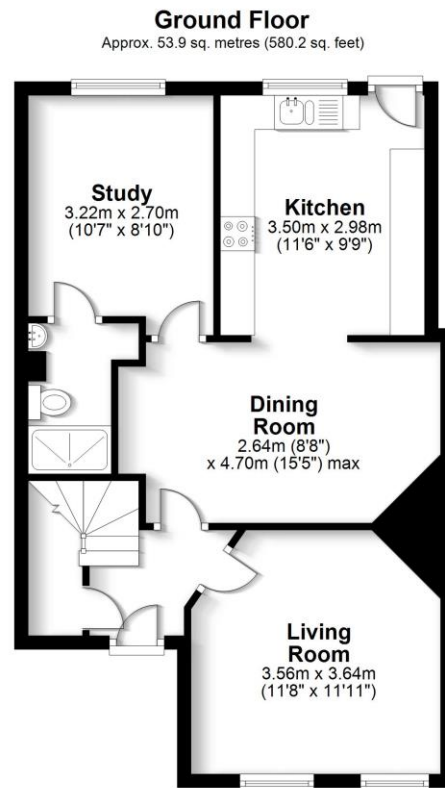
Call now to book a viewing on what will be a popular property.



- Plenty of character
- Close to local shops

- Two/Three bedrooms
- Close to schools

- Rear garden
- Close to Station



Total area: approx. 86.5 sq. metres (930.9 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 - = -
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Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 930 sq ft

Tenure: Freehold

Nearest Station: Croxley Station, 0.3 miles

Distance to Town Centre: 1 mile to Rickmansworth

Nearest Motorway: 2.8 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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 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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