



50 Manor Way, Croxley Green, WD3 3LY  
Guide price: £735,000 Freehold

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# About the property

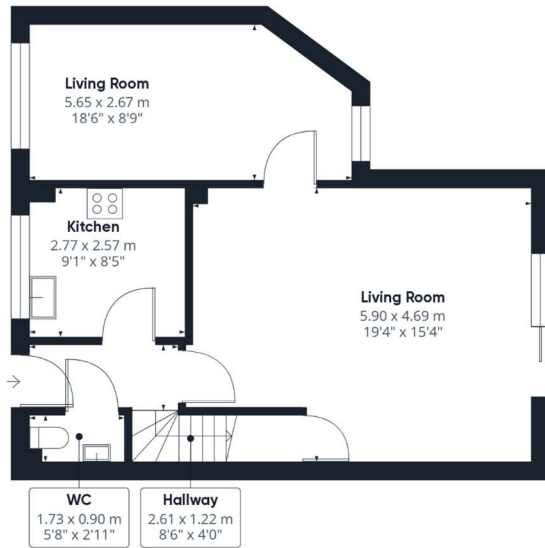
Five bedroom end of terrace in this quiet cul-de-sac location in Croxley Green. The property is offered to the market with no upper chain. The accommodation comprises entrance hall with downstairs cloakroom, fully fitted kitchen, spacious living room with patio doors to the garden and separate TV/family room.

Upstairs on the first floor are two double bedrooms both with built in cupboards, single bedroom 5 currently used as study/dressing room with en suite shower room to bedroom 1. On the second floor are two further double bedrooms with storage cupboard.

There are two parking spaces directly to the front of the property. To the rear is a smaller garden laid to lawn with a patio area and permanent awning over patio to protect from the rain.



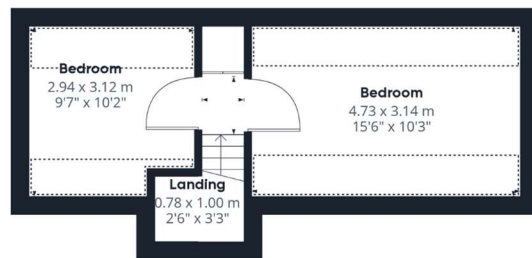
- Five bedrooms
- No upper chain
- Well-presented throughout
- Quiet cul-de-sac location
- Allocated car parking
- End of terrace



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

118.96 m<sup>2</sup>  
1280.49 ft<sup>2</sup>

**Reduced headroom**

10.29 m<sup>2</sup>  
110.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

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 are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Atria shopping centre is 15 minutes by car.

**Local Authority:** Three Rivers Council

**Council Tax:** E

**Approximate floor area:** 1280 sqft

**Tenure:** Freehold

**Nearest Station:** Croxley Metropolitan Station, 0.8 miles

**Distance to Town Centre:** 2.9 miles to Atria, Watford

**Nearest Motorway:** 2.8 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	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 and Meridian Mortgages and receive an average referral income of £260.00 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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