



**A MODERN & BEAUTIFULLY PRESENTED FOUR BEDROOM, TWO BATHROOM,  
DETACHED FAMILY HOME**

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Pevensey Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3FX

**ROBSONS**

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Hertfordshire, WD3 3FX

**SITTING ROOM & DINING ROOM •  
STUDY/PLAYROOM • KITCHEN & UTILITY  
ROOM • GUEST WC • PRINCIPAL BEDROOM  
WITH ENSUITE • THREE FURTHER BEDROOMS  
• FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN & OFF-STREET PARKING**

### Description

Located within "Merchant Taylors Development" in Croxley Green is this fabulous four bedroom, two bathroom detached home, beautifully presented both inside and out, with modern interiors, an attractive rear garden and off-street parking. This property has planning in place for a single storey rear extension.

Upon entering the property there is a welcoming hallway with stairs to the first floor. There is a light filled front aspect sitting room with bay window that effortlessly flows through to a dining room with French doors opening out to the garden. The modern kitchen features tasteful, white gloss units offering ample storage space, integrated appliances and a breakfast bar. Adjoining the kitchen is a utility room with access to the garden and a guest WC.





Completing the ground floor is a study/play room.

To the first floor there are four well-appointed bedrooms, all benefitting from fitted wardrobes, a family bathroom and a shower room, both with under sink storage. Externally, this lovely family home boasts a well-maintained rear garden, laid to lawn with a patio area to enjoy outside dining and a summer house. To the front there is a driveway providing off-street parking and side access to the rear garden.

### **Location**

The area is well served for good quality private and state schools for all ages. Picturesque Croxley Green provides the perfect backdrop as it offers village charm in the rural suburbs of Hertfordshire. The property is within easy reach of Croxley Green and Rickmansworth town centres with its wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junctions 17 and 18 connecting you to the national motorway network. Major London airports are also within reach.

### **Additional Information**

Tenure: Freehold

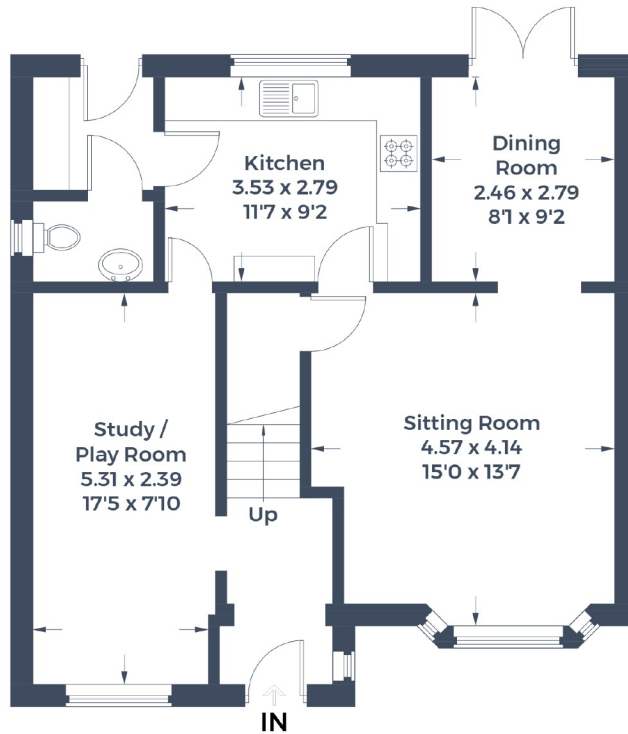
Local Authority: Three Rivers District Council

Council Tax: F

Energy Efficiency Rating: C



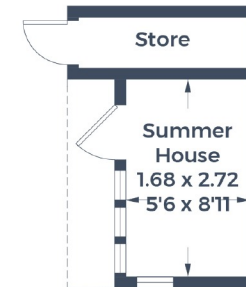
Approximate Gross Internal Area  
 Ground Floor = 62.8 sq m / 676 sq ft  
 First Floor = 57.2 sq m / 616 sq ft  
 Outbuilding = 6.5 sq m / 70 sq ft  
 Total = 126.5 sq m / 1,362 sq ft



Ground Floor



First Floor



Outbuilding  
 (Not Shown In Actual  
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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130 High Street, Rickmansworth WD3 1AB  
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)