



Malvern Way, Croxley Green, Rickmansworth WD3 3QL
Guide Price: £895,000 Freehold

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About the property

An extremely well-presented four-bedroom semi-detached house located on a quiet residential road in Croxley Green.

Accommodation comprises an entrance porch with double doors leading to an entrance hall, which includes a study with fitted cupboards that can be used as an additional single bedroom. The front living room features a gas fire, and a second sitting room at the rear has double doors opening to the garden. Also on the ground floor is a handy utility room/WC. The well-presented kitchen/ diner at the rear includes double doors to the garden and Velux windows for added natural light. Upstairs, off the landing, are four double bedrooms, two of which have fitted wardrobes. The fourth bedroom includes an ensuite shower room. There is also a family bathroom serving the remaining bedrooms.

The property boasts an approximately 80 ft rear garden with a brick-built gym, a separate workshop, and two patio areas. The front of the property offers driveway parking for three cars and side access to the garden. This home benefits from gas central heating and double glazing throughout. Internal viewing is strongly advised to fully appreciate the exceptional presentation of this property.

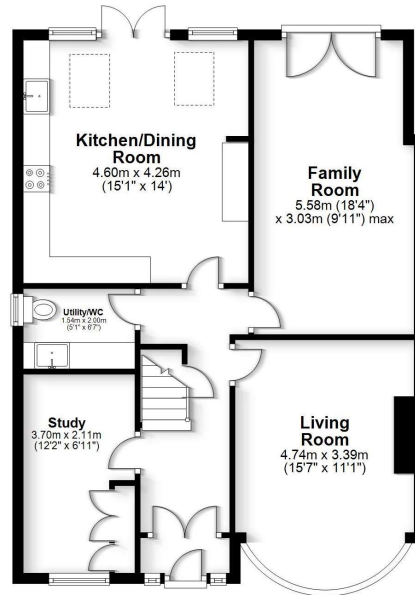
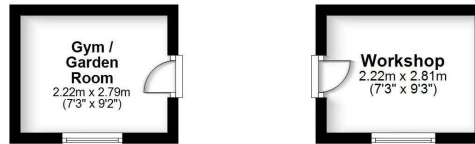


- Four bedrooms
- Popular location
- Driveway parking for three cars
- Walking distance to Croxley Station
- Close to good schools
- Approximately 80 ft rear garden



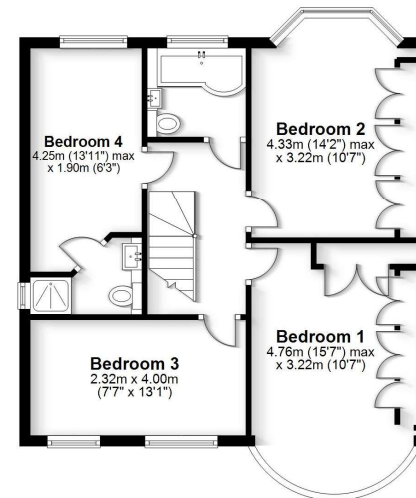
Ground Floor

Approx. 84.5 sq. metres (909.1 sq. feet)



First Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



Total area: approx. 140.4 sq. metres (1510.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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. 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 take 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: F

Approximate floor area: 1,510.7 sq ft

Tenure: Freehold

Nearest Station: 0.5 miles to Croxley Station

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		84 B
69-80	C		
55-68	D	67 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 £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

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