



Scots Hill, Croxley Green, Rickmansworth
Guide Price: £430,000 Freehold

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About the property

A two double bedroom cottage in good condition throughout and ideally located.

This lovely two double bedroom cottage has been well looked after by the current owner and benefits from a porch leading into a living room from which you will find an open kitchen/dining room to the rear. There is also a utility room to the rear.

On the first floor are two double bedrooms both with en-suite shower rooms. There is also a well kept rear garden. Located within easy reach of local amenities including shops, schools, and Croxley Metropolitan Line Station.

Call now to book a viewing.

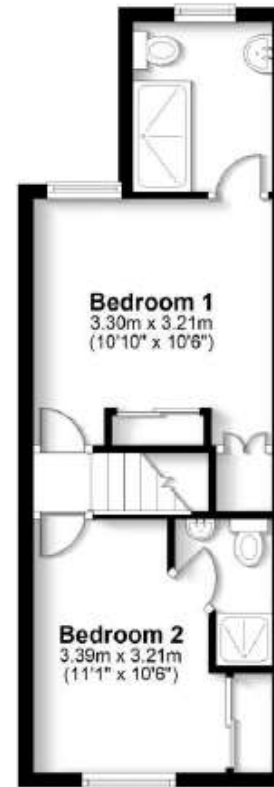


- Open plan kitchen/dining room
- Well maintained rear garden
- Well presented throughout
- Character property
- Close to Croxley Station
- Rickmansworth School on your doorstep

Ground Floor
Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor
Approx. 29.0 sq. metres (312.7 sq. feet)



Total area: approx. 65.4 sq. metres (704.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only.
Total areas inc garages and outbuildings.
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To view this property, contact us on-

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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 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: D

Approximate floor area: 704.4 sq ft

Tenure: Freehold

Nearest Station: 0.7 miles to Croxley Station

Distance to Town Centre: 1.1 miles to Rickmansworth

Nearest Motorway: 2.3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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