



**AN EXTENDED & WELL PRESENTED FOUR BEDROOM, TWO BATHROOM SEMI  
DETACHED FAMILY HOME**

Valley Walk, Croxley Green, Rickmansworth, Herts, WD3 3TA

**ROBSONS**



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Herts, WD3 3TA

**RECEPTION ROOM • KITCHEN • UTILITY  
ROOM • GUEST WC • PRINCIPAL BEDROOM  
WITH ENSUITE • THREE FURTHER BEDROOMS  
• FAMILY BATHROOM • REAR GARDEN •  
OFF-STREET PARKING**

### Description

An extended and well presented, four bedroom, two bathroom semi-detached family home offering generously proportioned interiors across three floors with an attractive rear garden and off-street parking. This property enjoys a convenient location, being within easy reach of excellent transport links, highly regarding schools and local amenities.

The ground floor comprises a hallway with a guest WC / utility area and stairs to the first floor.

There is a 23'5 x 10,5 reception room leading to the kitchen. The kitchen features a range of fitted units that ample storage space, integrated appliances, space for a dining table and chairs and French doors opening out to the garden.







To the first floor there are three well-appointed bedrooms with two benefitting from fitted wardrobes and a family bathroom. The second floor boasts a principal bedroom with fitted wardrobes and ensuite shower room.

Externally, this family home offers a well maintained garden laid to lawn with two patio areas to enjoy outside dining, and a garden shed. To the front is a driveway and side access to the rear garden.

### Location

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. The area is well served for good quality private and state schools for all ages.

### Additional Information

Tenure: Freehold  
Local Authority: Three Rivers District Council  
Council Tax: E  
Energy Efficiency Rating: E

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.





Approximate Gross Internal Area  
Ground Floor = 50.1 sq m / 539 sq ft  
First Floor = 34.5 sq m / 371 sq ft  
Second Floor = 16.2 sq m / 175 sq ft  
Total = 100.8 sq m / 1,085 sq ft



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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