



**ROBSONS**  
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**FOR SALE**  
01923.77762

**A WELL PRESENTED THREE BEDROOM, EXTENDED FAMILY HOME**

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

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Hertfordshire, WD3 3TA

**SITTING ROOM • KITCHEN / DINING /  
SITTING ROOM • THREE BEDROOMS • FAMILY  
BATHROOM • REAR GARDEN • OFF-STREET  
PARKING**

### Description

A fantastic opportunity to acquire this attractive three bedroom, semi detached extended family home situated within the picturesque Croxley Green, within easy reach of excellent transport links, local amenities and highly regarded schools.

The ground floor comprises a front-aspect sitting room with a feature fireplace and French doors leading to a spacious, open-plan kitchen/dining/sitting room.

The well-appointed kitchen / diner features a range of fitted units providing ample storage space with room for freestanding appliances, and French doors opening out to the garden.







To the first floor there are three well-appointed bedrooms with one benefitting from fitted wardrobes and a family bathroom with corner bath.

Externally, this lovely family home boasts a well-presented rear garden laid to lawn with shrub and flowerbed borders, a patio area and a garden shed. To the front there is a driveway providing off-street parking 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

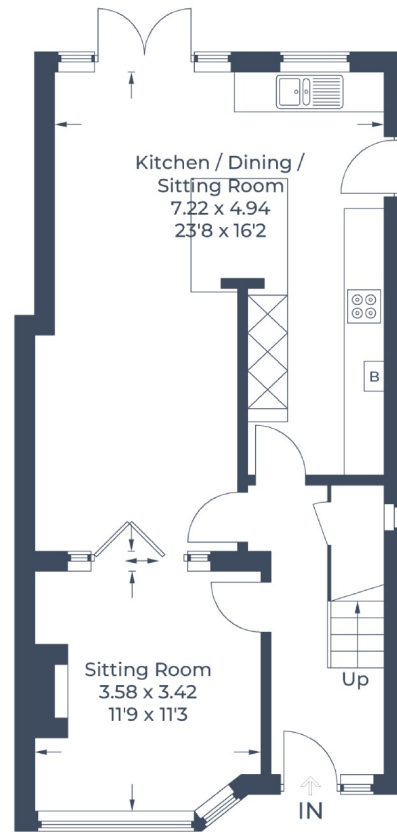
Energy Efficiency Rating: C

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

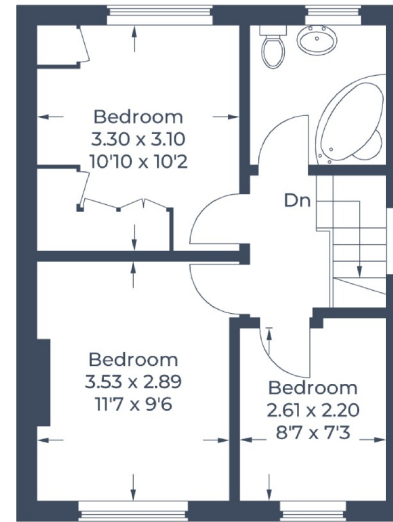




Approximate Gross Internal Area  
Ground Floor = 56.2 sq m / 605 sq ft  
First Floor = 37.5 sq m / 404 sq ft  
Total = 93.7 sq m / 1,009 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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