



Valley Walk, Croxley Green, Rickmansworth WD3 3TQ

Guide Price: £635,000 Freehold

sewell &
gardner

About the property

A spacious, three bedroom semi-detached home with plenty of potential to enhance and extend, situated in this popular residential location

The accommodation comprises entrance hallway, open plan living/dining room leading onto conservatory, fully fitted kitchen and downstairs shower room. To the first floor is principle bedroom and second double bedroom both with built in wardrobes, single bedroom and family bathroom.

The property is just 0.5 miles from Croxley Station and is also close by to local amenities and excellent local schooling.

To the front of property is driveway parking and garage and to the rear is patio area leading onto spacious garden.

The property has huge potential to enhance and extend subject to planning permission and a viewing is highly recommended.

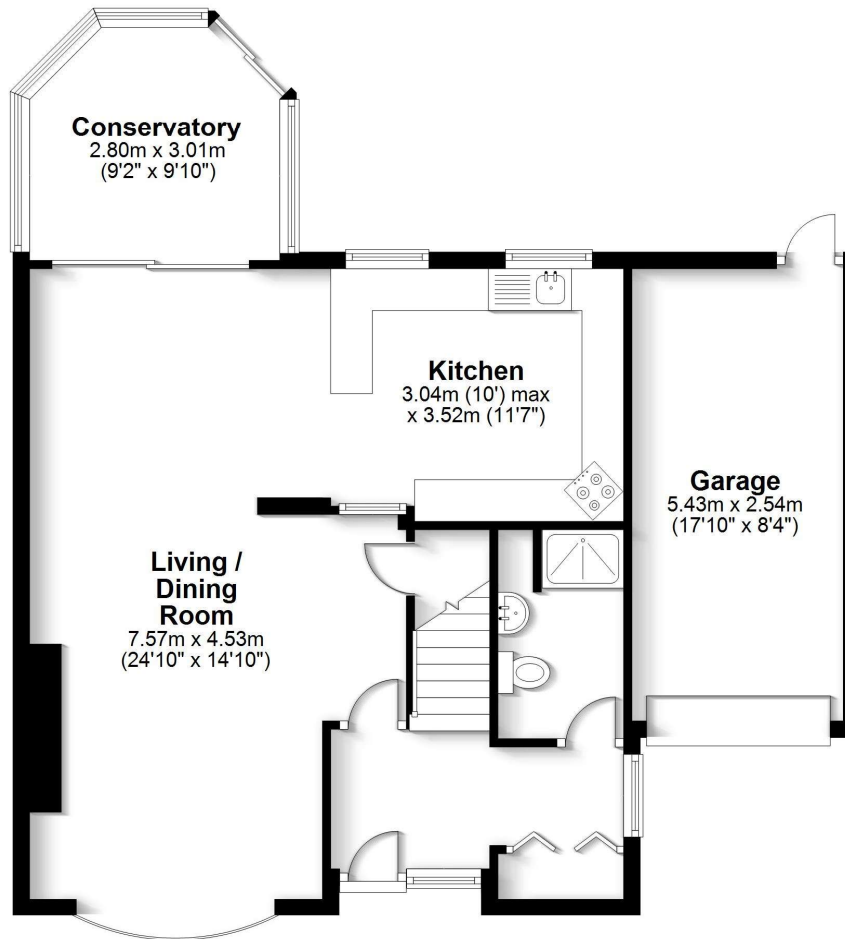


- Chain free
- Almost 1,300 sq ft
- Potential to enhance and extend
- Driveway parking
- Garage
- 0.5 miles to Croxley Station



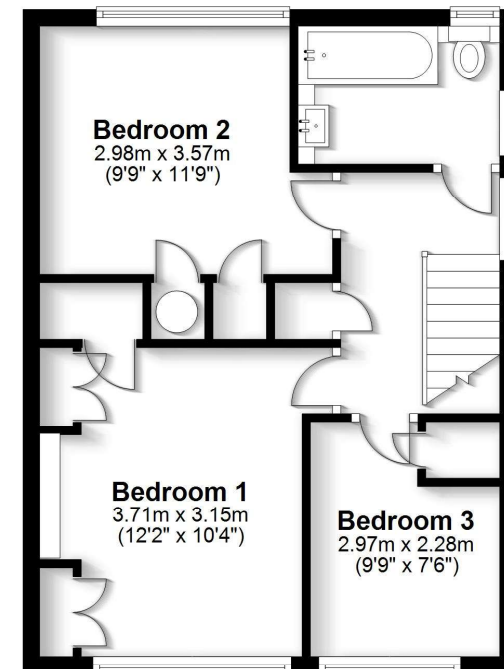
Ground Floor

Approx. 75.9 sq. metres (816.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 118.1 sq. metres (1271.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only.
Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

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: E

Approximate floor area: 1,271 sq ft

Tenure: Freehold

Nearest Station: 0.5 miles to Croxley Station

Distance to Town Centre: 2.1 miles to Rickmansworth town centre

Nearest Motorway: 3.5 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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.

sewell &
gardner