



**A CHAIN FREE FOUR BEDROOM, THREE BATHROOM MODERN FAMILY HOME**

Appleby Drive, Croxley Green, Rickmansworth, Hertfordshire, WD3 3FP

**ROBSONS**

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Hertfordshire, WD3 3FP

**LIVING ROOM • CONSERVATORY • KITCHEN  
• GUEST CLOAKROOM • PRINCIPAL  
BEDROOM WITH ENSUITE • THREE FURTHER  
BEDROOMS (ONE WITH ENSUITE) • FAMILY  
BATHROOM • REAR GARDEN • OFF STREET  
PARKING & GARAGE • NO ONWARD CHAIN**

### Description

Available to the market with no onward chain is this modern four bedroom, three bathroom townhouse in excess 1,440 sqft and located within the sought-after 'Old Merchant Taylors' development in Croxley Green. This property is ideally placed for local amenities, excellent transport links as well as a number of schools.

The ground floor comprises an entrance hallway with a guest cloakroom. There is a front aspect, modern kitchen offering a variety of fitted units providing ample storage space and integrated appliances. The lounge effortlessly flows through to a light and bright, brick-built conservatory with two skylights and French doors opening out to the garden.





To the first floor there is a principal bedroom with fitted wardrobes and an ensuite shower room and a second double bedroom. The second floor hosts two further double bedrooms, one with an ensuite shower room, and a family bathroom.

Externally, there is a well-maintained garden with a patio area and access to a garage to the rear of the garden with further parking in front of the garage. To the front is a small 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 shops, coffee houses, restaurants and the 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.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

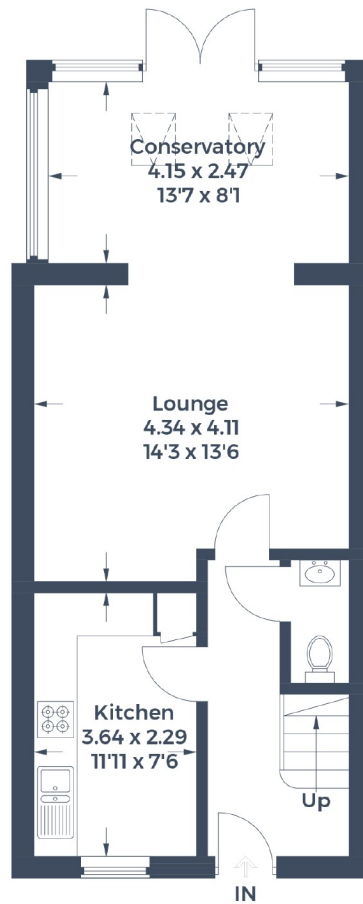
Council Tax Band: E Energy Efficiency Rating: C

Annual Estate Charges: £433.64 pa

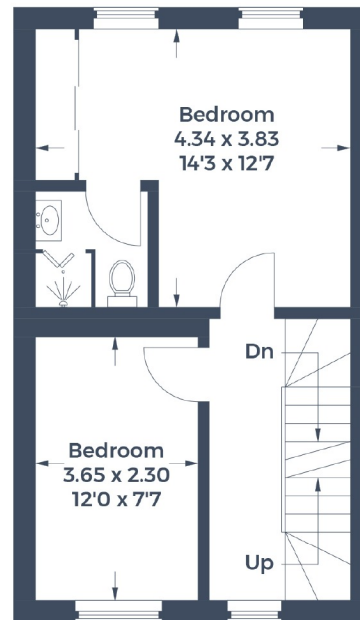
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 835355.



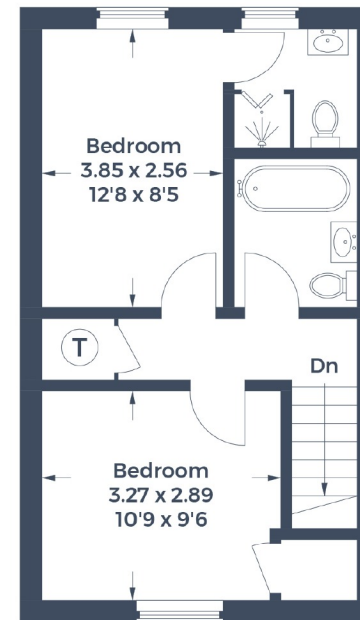
Approximate Gross Internal Area = 115.9 sq m / 1,247 sq ft  
Garage = 18.0 sq m / 194 sq ft  
Total = 133.9 sq m / 1,441 sq ft



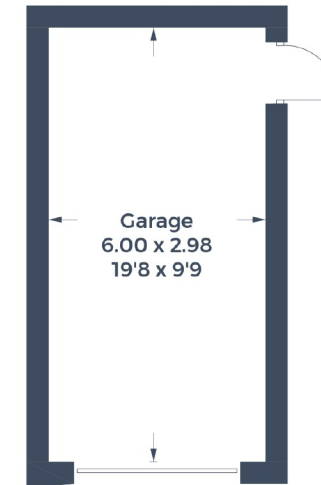
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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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