



Dorrofield Close, Croxley Green, WD3

Offers In The Region Of £635,000 Freehold

SPACIOUS 22' LIVING ROOM • MODERN FITTED KITCHEN • DINING ROOM • FAMILY ROOM • STUDY • THREE BEDROOMS • BATHROOM WITH SEPARATE W.C. • REAR GARDEN • DRIVEWAY PARKING TO FRONT • CLOSE TO CROXLEY STATION & LOCAL SCHOOLS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



Nestled in a sought-after location in Croxley Green, is this well-maintained THREE BEDROOM SEMI DETACHED HOUSE. A great opportunity for families looking to take that next step.

Off the entrance hall you come to a spacious 22' living room that is bright and airy. The modern fitted kitchen provides a culinary haven for the family and conveniently leads through to the dining room, with the added benefit of a serving hatch which makes the perfect addition for entertaining.

The property boasts a family room with sliding doors out to the rear garden, and a study which can also be accessed at the front of the property.

Ascend the stairs to discover three well-appointed bedrooms, complemented by a modern bathroom with a separate W.C. ensuring that every family member's needs are met with style and functionality.

The rear garden is well-kept and comprises of a patio area accessed via the dining room and family room, with steps leading to an area of lawn with flowered and shrubbed borders. There is also a driveway to the front providing parking for 2-3 vehicles.

Located in a quiet residential road and conveniently located approximately half a mile from Croxley Station. The residence is close to some well-thought of schools such as Malvern Way Infant School and Croxley Danes School, and offers superb access to transportation links and local amenities. It is only a short drive to Rickmansworth Town Centre and approximately 2 miles from Watford Town Centre.

Nearest Station: 0.6 miles – Croxley Station

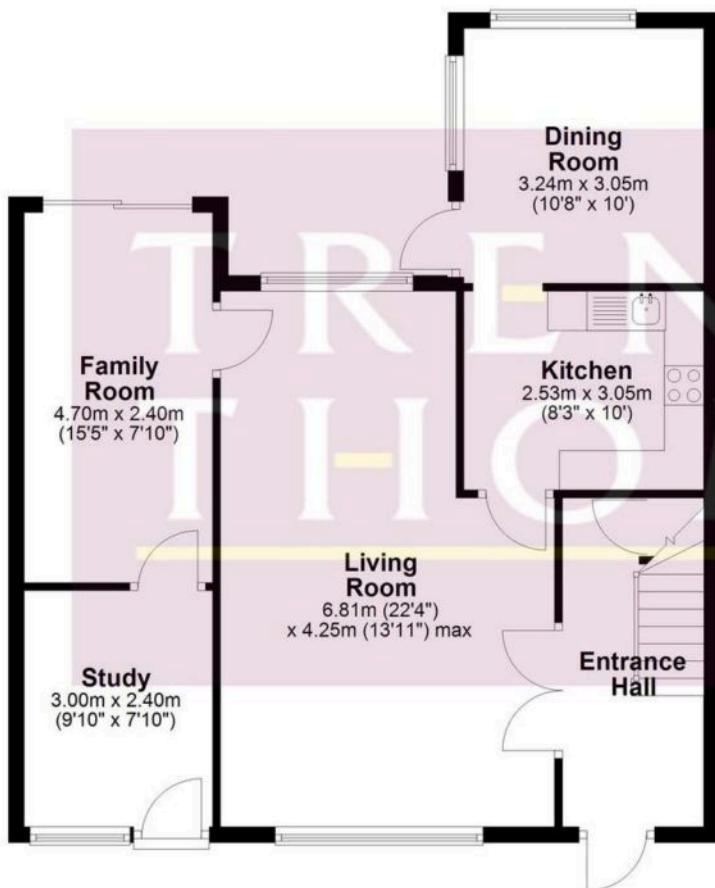
Council Tax band: D

EPC Energy Efficiency Rating: D

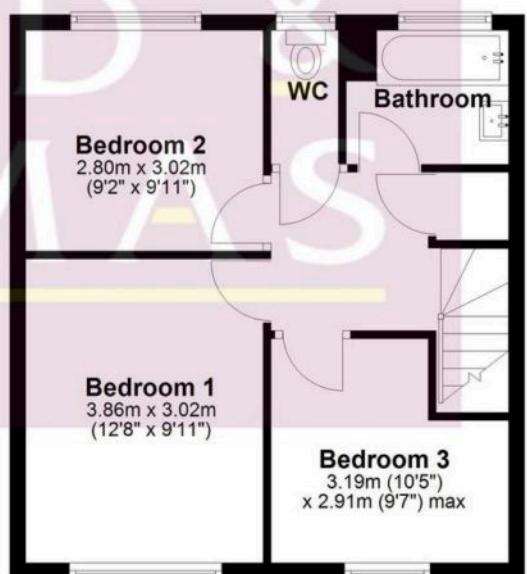
EPC Environmental Impact Rating: E



Ground Floor



First Floor



Total area: approx. 113.5 sq. metres (1221.3 sq. feet)



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.