



## Baldwins Lane, Croxley Green, WD3

Offers In Excess Of £780,000 Freehold

LARGE RECEPTION ROOM • SPACIOUS KITCHEN/DINING ROOM • FAMILY ROOM/BEDROOM FIVE • DOWNSTAIRS BATHROOM • FOUR BEDROOMS TO THE FIRST FLOOR • SHOWER ROOM • CONSERVATORY • REAR GARDEN • DRIVEWAY PARKING FOR 2 CARS • CLOSE TO SHOPS & SCHOOLS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







An impressive and well-extended FOUR/FIVE BEDROOM SEMI DETACHED HOUSE, located in a sought-after residential road in Croxley.

The property boasts a generous reception room with bay window overlooking the front. The kitchen/dining room is expansive, and perfectly suited for culinary enthusiasts and family meals alike, featuring ample countertop space, contemporary cabinetry, and a seamless connection to the rest of the living spaces. Adjoining this area is a bright conservatory, a tranquil spot for morning coffee or unwinding with a book, with views that draw the outside in. Flexibility is at the forefront, with a family room that can easily become a fifth bedroom, providing options for guest accommodation, a home office, or a playroom. A well-appointed downstairs bathroom adds to the convenience and practicality of the ground floor layout.

Upstairs, four good-sized bedrooms await, each offering a peaceful retreat with plenty of space for wardrobes and personal touches. These are complemented by a stylish shower room, finished with modern fixtures and fittings, ensuring comfort for every member of the household.

The rear garden has a stone paved patio with steps leading to an area of lawn with flowered and shrubbed borders. There is a driveway to the front of the property providing parking for two cars.

Situated close to a variety of shops and well-regarded schools such as Croxley Danes, this home enjoys superb access to local amenities and transportation links, making daily commutes and errands effortless. Croxley Station is approximately half a mile away and it is a short drive to both Watford and Rickmansworth Town Centres.

Nearest Station: 0.7 miles - Croxley Station

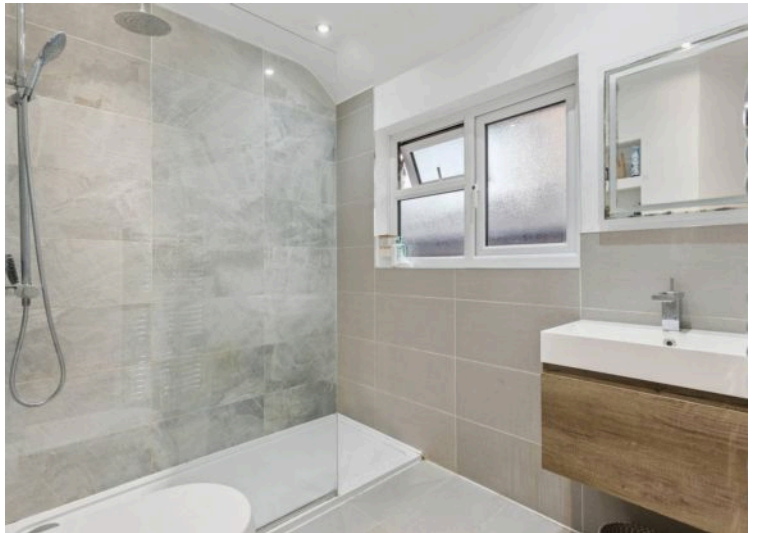
Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







Approximate Gross Internal Area  
 Ground Floor = 91.2 sq m / 982 sq ft  
 First Floor = 52.4 sq m / 564 sq ft  
 Store = 5.4 sq m / 58 sq ft  
 Total = 149.0 sq m / 1,604 sq ft



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