

53 New Road
Croxley Green WD3 3EN
£565,000 Guide Price



Good size 3 bedroom end terrace; full of character. Perfect location for those looking to live both close to The Green and within walking distance of Croxley Met Line Station. New Road is one of the oldest roads in Croxley Green full of life with shops, restaurants, cafés, pubs, allotments, excellent local schools and recreational grounds all a stones throw away. This is one of the larger style terraces offering entrance hall, front reception room, open plan to rear reception room, open plan to kitchen/diner, utility area, downstairs family sized bathroom, three good sized bedrooms on the first floor and a WC. Very large garden with brick built outhouse and off street parking for two cars. Full of period features but with scope to extend S.T.P.P. NO UPPER CHAIN.



Open porch entrance

Via double glazed front door to:

Entrance Hall

Stairs to first floor landing. Glazed panel to front reception and radiator. Door to front reception:



Front Reception room

Open plan room with double glazed square bay window to front, radiator and feature fireplace. Arch to:

Rear Reception room

Storage cupboard below stairs, radiator and arch to:



Kitchen/Breakfast Room

Fitted range of wall and base units with wood effect work tops. Spaces for an oven and hob, fridge freezer and plumbing for a washing machine. Stainless steel extractor hood above oven/hob space. Inset ceiling lights and part tiled walls, Stainless steel sink with mixer tap. Gas central heating boiler. Double glazed window to rear and door to:



Utility room

Double glazed window to side and door to rear garden. Space for tumble dryer. UPVC Lean-to roof.



Bathroom



White suite comprising: Bath with side panel and end mounted taps. Shower over bath with height adjustable shower. Low level WC, wash hand basin with pedestal. Double glazed window to rear, radiator and tiled flooring.

Landing

Doors to all rooms and a radiator.



Bedroom 1

2 Double glazed windows to front, radiator, Victorian cast iron fireplace (painted white).



Bedroom 2

Double glazed window to rear and radiator.

Bedroom 3

Double glazed window to rear and radiator.



WC

Low level WC and wall mounted wash basin.

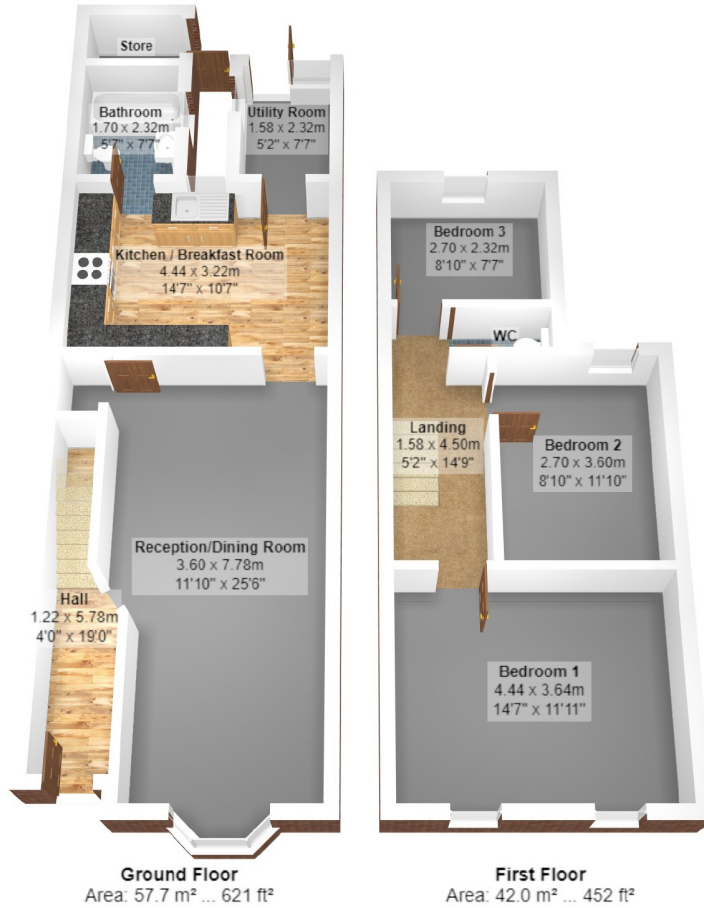
Front garden



Off street parking for 2 cars.

Rear garden

Patio and lawn to rear garden, picket fence with small gate leading to greenhouse and veggie patch.



Total Area: 99.7 m² ... 1073 ft²

All measurements are approximate and for display purposes only

Energy performance of buildings register

Energy performance certificate (EPC)

| | |
|--|--|
| 33 NEW ROAD CROALEY GREEN WIDCEN | Energy rating C |
| Valid until 2 November 2039 | Certificate number 1890-3071-0922-6001-1903 |

Property type
Mid-terrace house

Total floor area
100 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) on the regulations and exemptions (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/444444/landlord-guidance.pdf).

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance.](#)

Early viewing is advised so as to not be disappointed, to view the property please ring 01923 711651.

Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.