



Manor Way, Croxley Green, Rickmansworth WD3 3LU

Offers In Excess Of: £650,000 Freehold

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# About the property

This beautifully extended 4 bedroom semi-detached home is offered to the market with no upper chain.

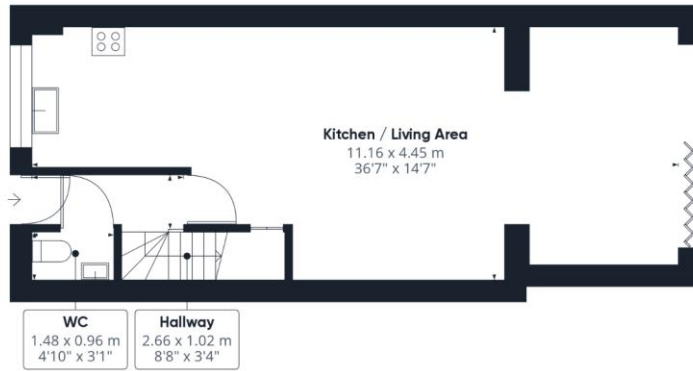
The accommodation comprises entrance hallway with guest cloakroom, stunning, fully fitted kitchen with breakfast bar open plan to dining and living areas with bi-folding doors leading out the garden.

To the first floor are two double bedrooms, both with built in wardrobes, single bedroom and family bathroom and to the second floor is an impressive principle bedroom with built in wardrobes and shower room.

To the front of the property is allocated parking for two cars and to the rear is a well-maintained West facing garden.



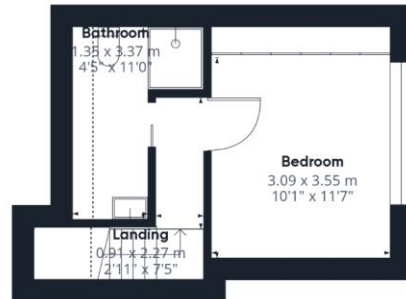
- Beautifully extended
- Fantastic condition
- Four bedrooms
- Ensuite to principle bedroom
- Allocated parking
- Chain free



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

100.72 m<sup>2</sup>

1084.14 ft<sup>2</sup>

Reduced headroom

2 m<sup>2</sup>

21.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

To view this property, contact us on-

T: 01923 776400 E: [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)

165-167 High Street, Rickmansworth, WD3 1AY



## Area Information

Croxley Green is 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:** 1,084 sq ft

**Tenure:** Freehold

**Nearest Station:** 0.9 miles to Croxley Station

**Distance to Town Centre:** 2 miles to Rickmansworth town centre

**Nearest Motorway:** 2.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	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.

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