



Girton Way, Croxley Green, Hertfordshire, WD3 3QN
Offers in excess of £625,000 Freehold

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About the property

A three double bedroom semi-detached home, offered to the market with the benefit of no upper chain, and featuring approved plans for a single-storey rear extension. The seller has advised that the groundwork has been completed and also advises that 1200mm footings have been laid up to DPC (damp-proof course) level—inspected and passed by the Local Council—giving buyers a valuable head start on significantly expanding the living space.

Situated on a sought-after road in the heart of Croxley Green, this property is ideally located for local amenities including shops, highly regarded schools, and Croxley Metropolitan Line Station.

Inside, the home currently comprises a lounge with casement doors opening into the dining room, which in turn features sliding doors leading to the rear garden—an ideal layout for extension and modern open-plan living. A separate kitchen is also located on the ground floor. Upstairs, you'll find three generously sized bedrooms and a family bathroom.

This is a fantastic opportunity for buyers looking to create their dream home, with some of the initial extension work already completed.



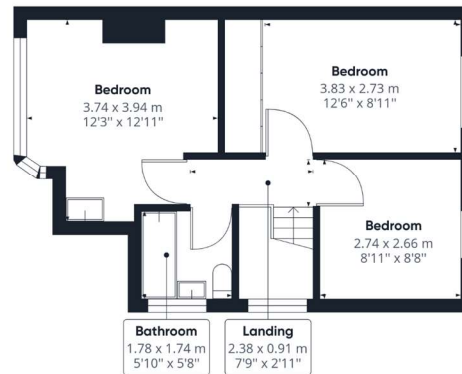
- Popular residential road
- Driveway parking

- Three bedrooms
- Planning for extension

- Rear garden
- Good room sizes



Floor 0



Floor 1

Approximate total area⁽¹⁾
81.46 m²
876.87 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 876 sq ft

Tenure: Freehold

Nearest Station: Croxley Station, 0.4 miles

Distance to Town Centre: 1.9 miles to Rickmansworth

Nearest Motorway: 2.9 miles to M25

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 takes 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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