



Harvey Road, Croxley Green, Rickmansworth WD3 3TQ

Guide Price: £800,000 Freehold

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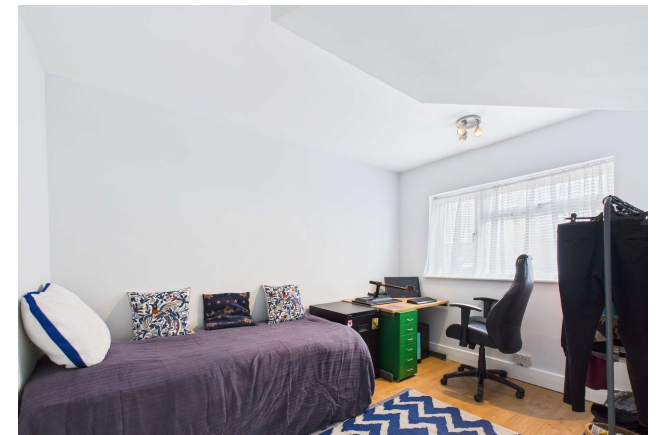
About the property

This spacious 4/5-bedroom semi-detached home is perfectly located just 150 yards from the highly regarded Ofsted Outstanding Harvey Road Primary School, making it an ideal choice for families. It's also just 0.4 Miles from Croxley Station. The property offers a versatile and well-designed layout, with plenty of living space for modern family life.

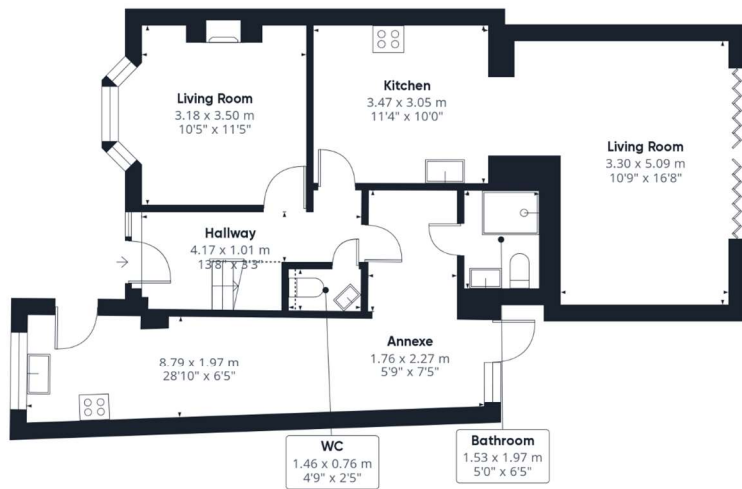
The ground floor features a welcoming living room, WC, Large kitchen area which opens into a bright and airy living/dining room with bi-folding doors that lead out to a private garden—perfect for entertaining. In addition, the property boasts a self-contained annexe, offering its own front door for added privacy. The annexe includes a spacious kitchen, a combined living/bedroom area, and a modern shower room. The annexe also has access to a small garden area.

Upstairs, the first floor offers two generously sized double bedrooms, a single bedroom, and a fully tiled family bathroom. On the second floor, there is an additional double bedroom with access to eave storage.

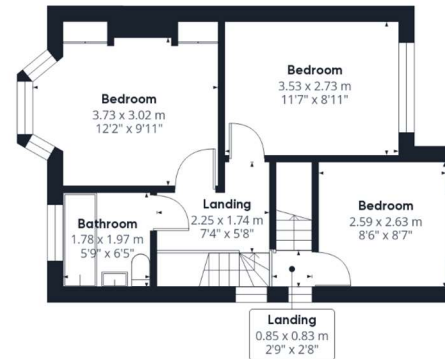
Externally, the property benefits from a large, mature garden with a small bike shed, a larger storage shed, and a spacious log cabin, providing plenty of outdoor space for hobbies, storage, or relaxation. There is also driveway parking for multiple vehicles, with its flexible layout, excellent location, and abundant outdoor space, this home is an exceptional opportunity for those looking for a comfortable family home with plenty of potential.



- Chain free
- Self-contained annexe
- Four/five bedrooms
- Driveway parking
- 0.4 miles from Croxley Station
- 150 yards from Harvey Road School



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

119.4 m²

1285.22 ft²

Reduced headroom

2.41 m²

25.93 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1,285 sq ft

Tenure: Freehold

Nearest Station: 0.4 miles to Croxley Station

Distance to Town Centre: 1.2 miles to Rickmansworth town centre

Nearest Motorway: 2.7 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 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 65 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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