



Watford Road, Croxley Green, Rickmansworth
Guide price: £1,200,000 Freehold

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About the property

Set in a sought-after location just 0.3 miles from Croxley Station and within catchment for outstanding local schools, this superb four double bedroom, two bathroom detached home offers the perfect blend of space, style, and convenience for family living.

The property welcomes you with an entrance porch leading into a generous hallway, setting the tone for the bright and well-proportioned interiors throughout. The formal living room features a charming bay window and open fireplace, ideal for cozy evenings, while a separate study provides a quiet space for home working.

At the heart of the home is a spacious beautifully designed open-plan kitchen, dining, and living area—complete with a central island, stylish lantern roof, and bifolding doors that seamlessly connect to the expansive rear garden. A practical utility room and internal access to the garage add further convenience.

Outside, a large private driveway offers ample off-street parking. The beautifully maintained, level rear garden is perfect for entertaining, with a spacious summerhouse at the far end providing endless possibilities—whether for a home office, gym, or relaxation space.

A rare opportunity to acquire a substantial family home in a prime location—early viewing is highly recommended.

Local Authority: Three Rivers District Council

Approximate floor area: 2,053 sq ft

Tenure: Freehold

Council Tax Band: F

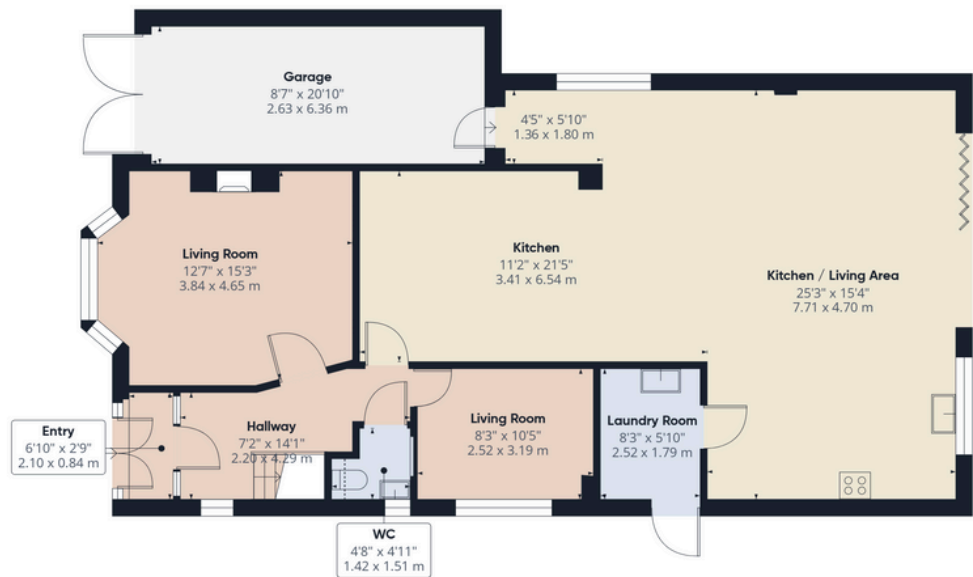


Key features

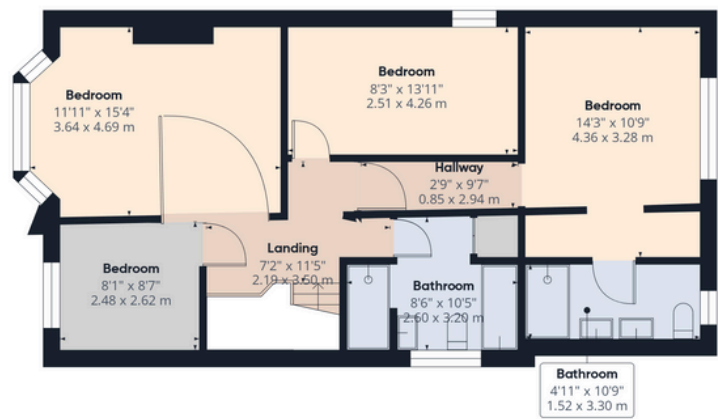
- Four bedrooms
- Driveway parking
- Walking distance to excellent schools
- Well-presented throughout
- Close to local amenities
- Ideal family home



Floorplan



Floor 0



Floor 1

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Approximate total area⁽¹⁾

2053 ft²

190.7 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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.

- 0.3 miles to Croxley station
- 1 mile to Rickmansworth High Street
- Nearest Motorway: 2.6 miles to M25

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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