



Winton Drive, Croxley Green, Rickmansworth WD3 3RD

Offers in excess of: £350,000 Leasehold

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About the property

This beautifully presented ground-floor maisonette offers a rare combination of style, comfort, and location. Set on a desirable, leafy road in the heart of Croxley Green, the property is just a short walk—less than half a mile—from the Metropolitan Line station, making it ideal for commuters. The home also benefits from a detached garage and an exceptionally large private garden, providing a peaceful retreat as well as ample space for entertaining.

Inside, the accommodation is thoughtfully arranged and ready to move straight into. The principal bedroom features built-in wardrobes, offering plenty of storage space, while the kitchen is fitted with modern, integrated appliances that make everyday living both convenient and stylish. The bathroom is fully tiled and presented in excellent condition, continuing the high standard of finish throughout the home.

Externally, the standout feature is undoubtedly the landscaped rear garden, which extends to an impressive 93 feet in length. It has been tastefully designed with two porcelain patio areas, a well-kept lawn, and a stoned section—perfect for al fresco dining or relaxing with friends and family during the warmer months. The garden offers a wonderful balance of space and privacy, a true rarity for properties of this type.

The maisonette is ideally suited to first-time buyers, downsizers, or young families. It falls within the catchment area for both Malvern Way School and Rickmansworth School, each rated 'Outstanding' by Ofsted. Croxley Green itself is a sought-after, affluent village surrounded by green open spaces such as Cassiobury Park, Whippendell Woods, Croxley Moorlands, and the Grand Union Canal, all just moments from your doorstep. For those needing to travel further afield, the M25 motorway is easily accessible via junctions 17 and 18, connecting you quickly to the national motorway network.

The property comes with a renewed 99-year lease, with 95 years currently remaining. There is no service charge and only a modest £50 annual ground rent, making this not only a beautiful place to live but also a sensible investment.

This lovely home truly ticks all the boxes and offers a superb opportunity to settle in one of Hertfordshire's most desirable locations.

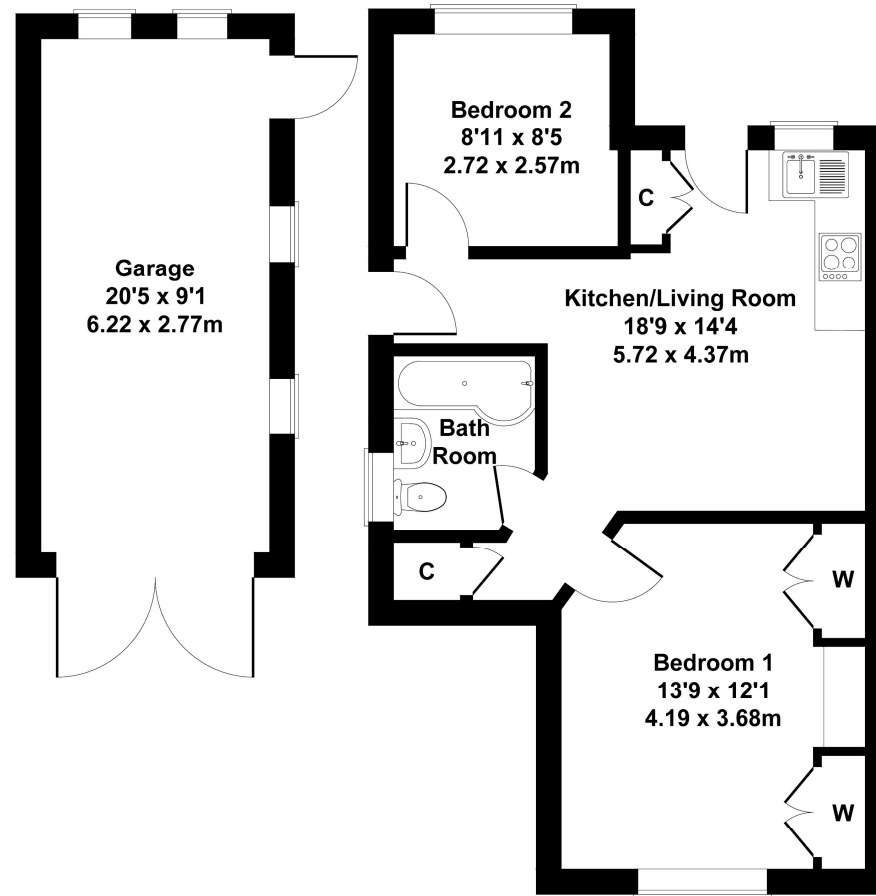


- Two bedrooms
- Ground floor maisonette
- Spacious private garden
- Detached garage
- No service charge
- Short walk to Croxley Station

Winton Drive, Croxley Green

Approximate Gross Internal Area

690 sq ft - 64 sq m



GARAGE

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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To view this property, contact us on-

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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: B

Approximate floor area: 484 sq ft

Tenure: Leasehold

Lease length: 95 years remaining

Ground rent: £50 annually

Nearest Station: 0.4 miles to Croxley Station

Distance to Town Centre: 1.8 miles to Watford town centre

Nearest Motorway: 3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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