

The Crescent, Croxley Green, Rickmansworth WD3 3DU Guide price: £750,000 Freehold sewell& gardner

## About the property

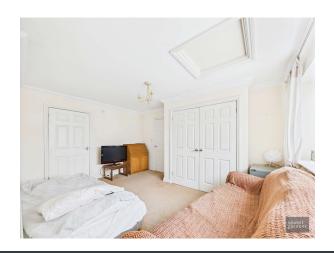
A rare opportunity to acquire this unique detached bungalow with a self-contained annexe and detached garage, nestled in a quiet cul-de-sac just 0.3 miles from Croxley Station.

The versatile layout includes a welcoming entrance hallway, bright living room with feature fireplace leading into a spacious conservatory, fully fitted kitchen and wet room. There are two generous double bedrooms with built-in wardrobes, one benefiting from a cloakroom. A third double bedroom with ensuite opens onto a separate eat-in kitchen, ideal for use as an annexe or guest suite.

Outside, the property boasts a private, well-maintained rear garden with a tranquil pond, driveway parking, and a detached garage. Conveniently located close to local amenities and excellent schools.









- Three bedrooms
- Detached bungalow

- Self-contained annexe
- Garage

- Driveway parking
- Short walk to Croxley Station



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: 1,645 sq ft Tenure: Freehold

Nearest Station: 0.3 miles to Croxley Station Distance to Town Centre: 2.2 miles to Watford town centre Nearest Motorway: 2.8 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.





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