



Durrants Drive, Croxley Green, Rickmansworth WD3 3NZ

Guide price: £725,000 Freehold

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About the property

A spacious and three-bedroom semi-detached home with extended garage and a generous west-facing garden, located on a sought-after residential road in Croxley Green.

This family home offers bright and versatile accommodation, beginning with a welcoming entrance hallway. The front reception room features a fireplace, while the heart of the home is a fully fitted kitchen that opens seamlessly into a wrap-around living and dining area. Patio doors lead directly onto a beautifully maintained, west-facing garden, ideal for enjoying afternoon sun and outdoor dining.

A detached and extended garage provides excellent additional storage space or potential for further development (STPP).

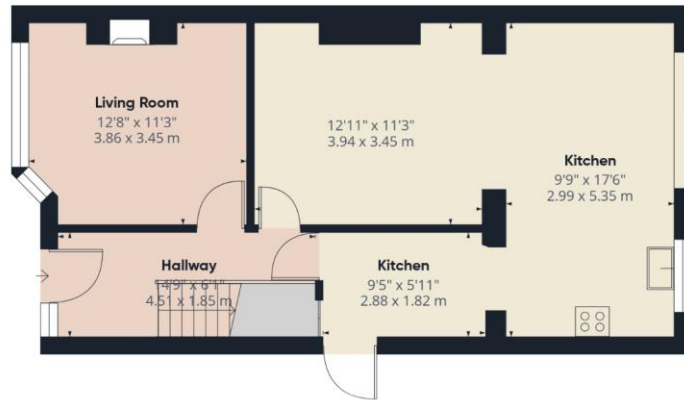
Upstairs, the first floor comprises two well-proportioned double bedrooms, a third single bedroom, and a contemporary family bathroom.

The front of the property benefits from a private driveway offering off-street parking, while the rear boasts a large, mature garden that offers both privacy and space to relax.

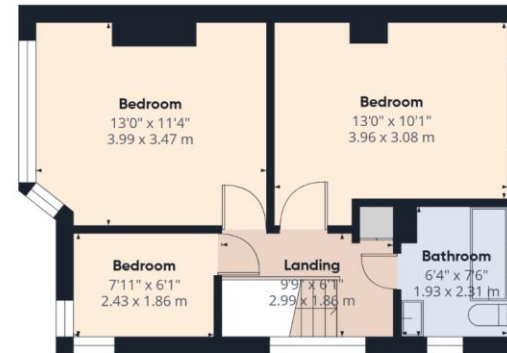
Ideally located just 0.4 miles from local shops and amenities, 0.8 miles from Croxley Station (Metropolitan Line), and within easy reach of highly regarded local schools, this property presents an excellent opportunity for families and commuters alike.



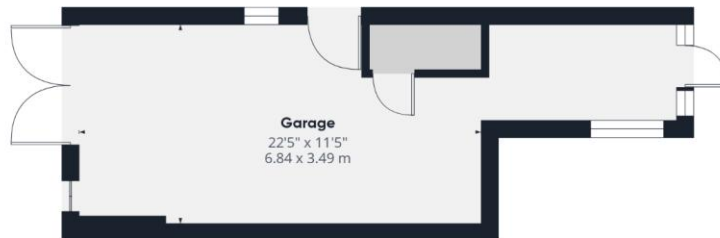
- Three bedrooms
- Driveway parking
- Spacious private garden
- Garage
- West facing garden
- Short walk to Croxley Station



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1340 ft²

124.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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: 1,340 sq ft

Tenure: Freehold

Nearest Station: 0.8 miles to Croxley Station

Distance to Town Centre: 1.8 miles to Watford town centre

Nearest Motorway: 3.3 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		73 C
55-68	D	59 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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