



## WELL PRESENTED THREE BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY

Beechcroft Avenue, Croxley Green, Rickmansworth, Hertfordshire, WD3 3EQ

**ROBSONS**



## WELL PRESENTED THREE BEDROOM, TWO BATHROOM SEMI-DETACHED FAMILY HOME

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Hertfordshire, WD3 3EQ

**OPEN PLAN KITCHEN/DINER • RECEPTION  
ROOM • PRINCIPAL BEDROOM WITH EN-  
SUITE SHOWER ROOM • TWO ADDITIONAL  
BEDROOMS • FAMILY BATHROOM • LARGE  
SUMMERHOUSE • DRIVEWAY • SOUTH-EAST  
FACING REAR GARDEN**

### Description

This superb family home, situated in sought after Croxley Green, provides bright and spacious accommodation with lovely far reaching views into the distance.

There is a welcoming entrance hall and a reception room to the front, which has a wood burning stove. The open plan kitchen/diner is a particular feature of this property, with ample units, work surfaces and integrated appliances, together with a central island housing the gas/electric hob, electric oven, storage and a breakfast bar. There is plenty of room for a dining table and the bi-fold doors open onto the patio, creating an ideal entertaining space.







To the first floor is the principal bedroom with an en-suite shower room. There are two further bedrooms together with the family bathroom.

The property has a good sized driveway to the front and side access to the attractive rear garden, which is mainly laid to lawn with a patio area and a good sized summerhouse to the rear.

### Location

Picturesque Croxley Green provides the perfect backdrop as it offers village charm in the rural suburbs of Hertfordshire. The property is within easy reach of Croxley Green and Rickmansworth town centres with its wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The Metropolitan and Chiltern line train services connects you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junctions 17 and 18 connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Energy Efficiency Rating: Band D





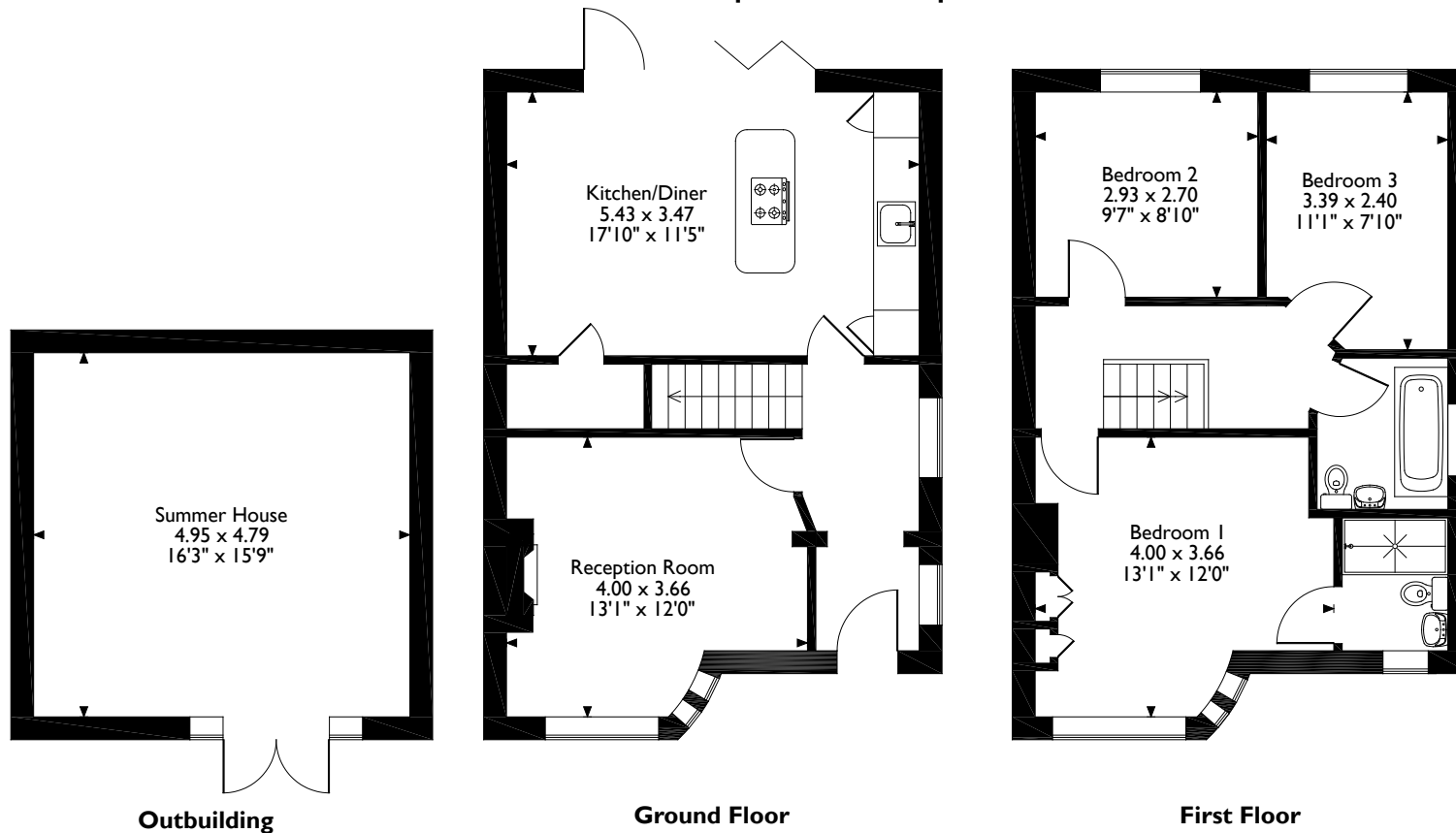
# Beechcroft Avenue Croxley Green, Rickmansworth

Approximate Gross Internal Area

Main House = 84 Sq M/904 Sq Ft

Outbuilding = 24 Sq M/258 Sq Ft

Total = 108 Sq M/1162 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# ROBSONS

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