



**A WELL PRESENTED THREE BEDROOM FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Rochester Way, Croxley Green, Hertfordshire, WD3 3NG

**ROBSONS**

- RECEPTION ROOM & DINING ROOM
- KITCHEN
- PRINCIPAL BEDROOM
- TWO FURTHER BEDROOMS
- FAMILY SHOWER ROOM
- PRIVATE GARDEN
- DRIVEWAY WITH OFF-STREET PARKING
- POTENTIAL TO EXTEND (STPP)

### Description

A bright, charming and well-presented three-bedroom family home, featuring an attractive and private rear garden with scope to extend to both the side and rear (STPP), ideally situated within easy reach of local amenities, transport links and highly regarded schools.

The ground floor comprises of an entrance hallway with stairs to the first floor and under stair storage. There is a light and bright front-aspect reception room with a feature fireplace and a large bay window. To the rear is a good-sized dining room with a feature fireplace and French doors opening out to the garden.

A well-equipped, spacious and modern kitchen overlooks the garden and offers a variety of wall and base units, room for a small dining table and chairs and a door with side access to the garden.





To the first floor there is a good-sized, well appointed principal bedroom with a large bay window, two further bedrooms, overlooking the garden a fully tiled, family shower room and a large storage cupboard on the landing.

Externally, this lovely family home boasts a well presented rear garden part laid to lawn with shrub and hedge borders, a patio area to enjoy outside dining and a garden shed.

To the front there is a driveway with off-street parking with double gates allowing access to the rear garden and a small front garden.

### **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 and 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.

### **Additional Information**

Tenure: Freehold

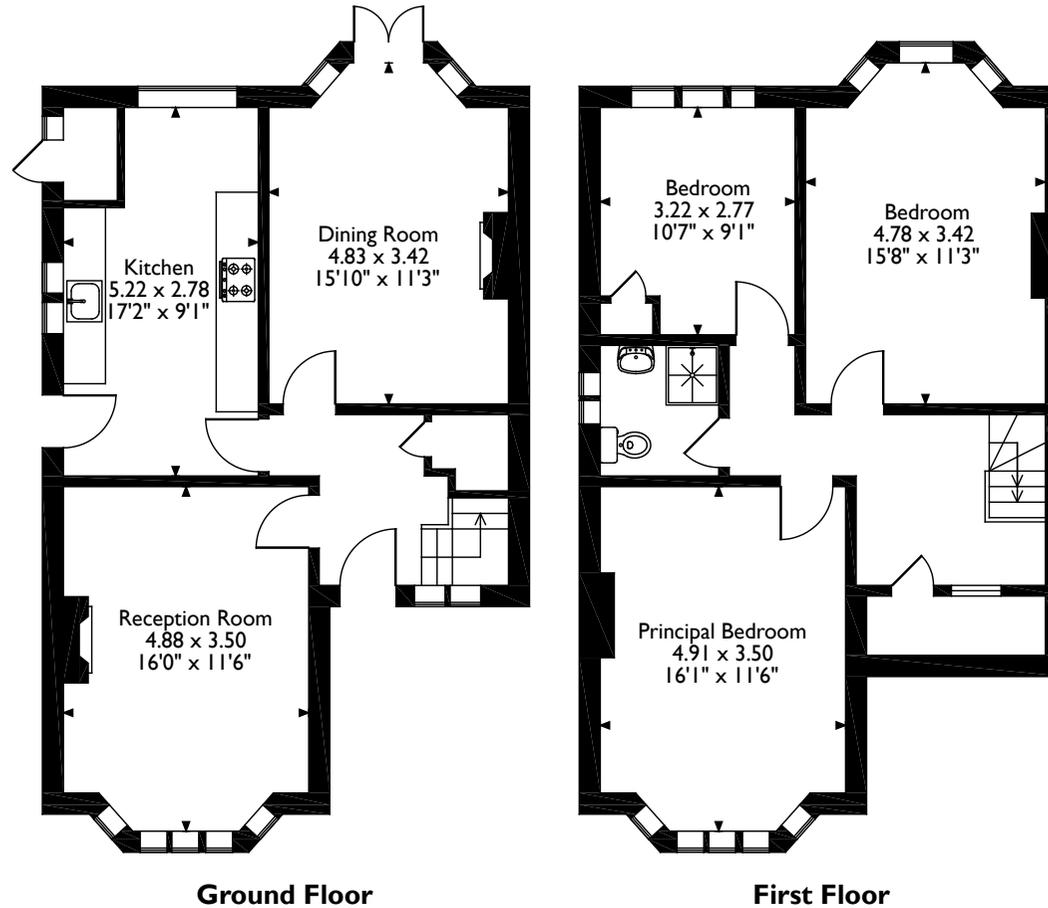
Local Authority: Three Rivers District Council

Council Tax: Band F

Energy Efficiency Rating: Band E



Rochester Way, Croxley Green, Rickmansworth, Hertfordshire  
Approximate Gross Internal Area  
Main House = 112 Sq M/1205 Sq Ft  
Outbuilding = 1 Sq M/11 Sq Ft  
Total = 113 Sq M/1216 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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