



A MODERN AND BEAUTIFULLY PRESENTED 3 BEDROOM, 2 BATHROOM FAMILY HOME

Sherborne Way, Croxley Green, Hertfordshire, WD3 3PF

ROBSONS

- **RECEPTION ROOM**
- **KITCHEN/DINING/UTILITY ROOM**
- **GUEST CLOAKROOM**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **TWO FURTHER DOUBLE BEDROOMS**
- **FAMILY BATHROOM**
- **REAR GARDEN**
- **OFF-STREET PARKING**

Description

Ideally located for a number of highly regarded schools, with excellent transport links and local amenities, this modern and well presented, three-bedroom, two-bathroom family home provides a most convenient lifestyle for the growing family to enjoy. The property has a contemporary, open-plan layout and offers scope to extend (STPP).

The ground floor comprises an entrance porch and hallway with stairs to the first floor and under stair storage. There is a spacious, light and bright front aspect reception room, with a beautiful feature fireplace and a large bay window. French doors lead through to an open-plan kitchen/dining/utility area with a variety of modern units with integrated appliances and French doors opening out to the garden and side access through the utility room. Completing the ground floor is a guest cloakroom.





To the first floor there is a principal bedroom benefiting from fitted wardrobes and a modern, semi tiled shower room, two further well-appointed double bedrooms and a family bathroom.

Externally, this lovely family home boasts a well presented rear garden that is part-laid to lawn with two patio areas to enjoy outside dining, a brick-built BBQ and a garden shed. To the front of the property is a driveway providing off-street parking for three cars.

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

Council Tax: Band E

Energy Efficiency Rating: Band D



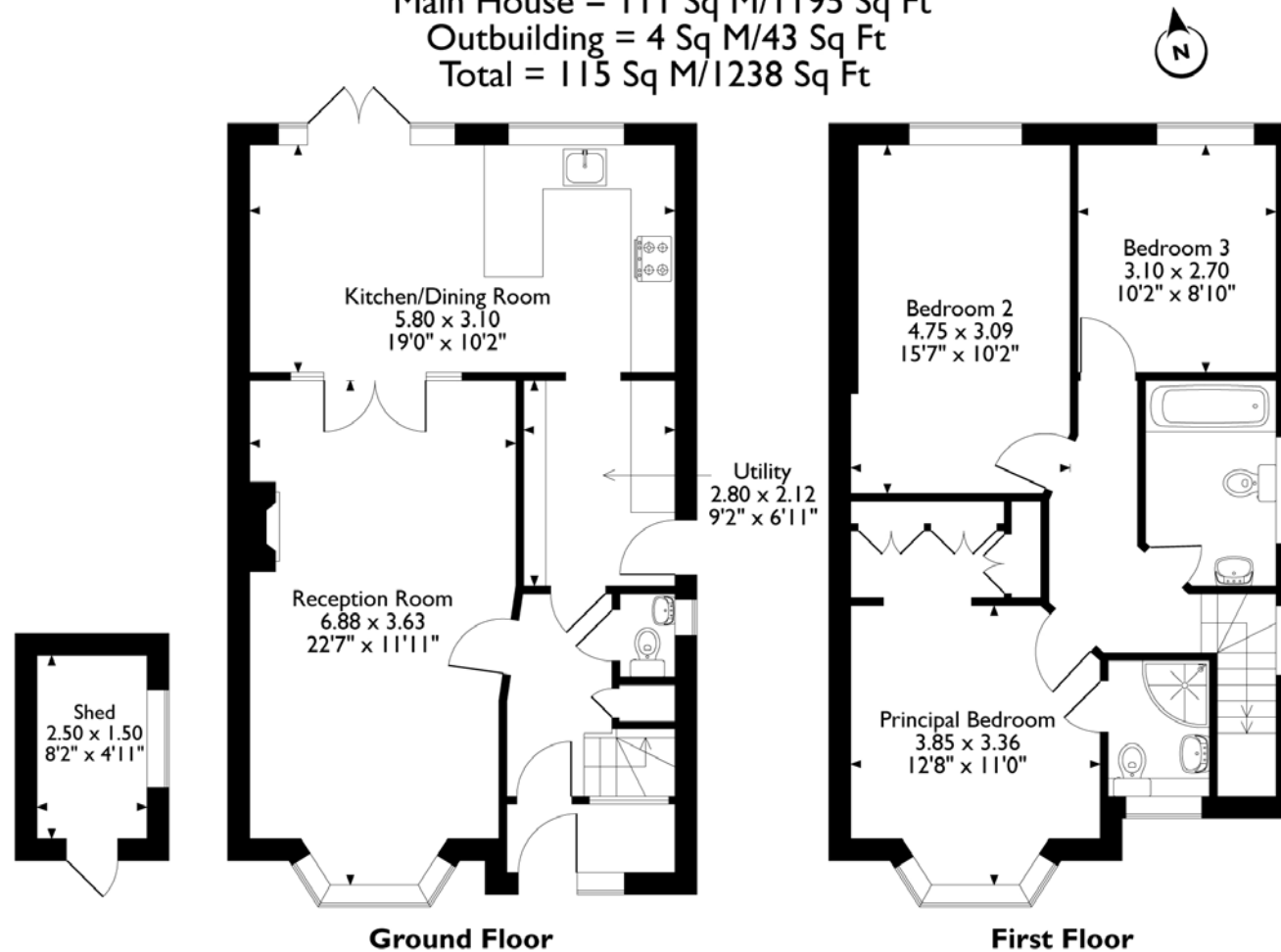
Sherborne Way, Croxley Green, Rickmansworth, Hertfordshire

Approximate Gross Internal Area

Main House = 111 Sq M/1195 Sq Ft

Outbuilding = 4 Sq M/43 Sq Ft

Total = 115 Sq M/1238 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.

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