



**A THREE BEDROOM SEMI DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC**

Manor Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3LY

**ROBSONS**



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Hertfordshire, WD3 3LY

**RECEPTION ROOM • KITCHEN • GUEST WC •  
THREE BEDROOMS • FAMILY BATHROOM •  
WELL-MAINTAINED REAR GARDEN •  
OFF-STREET PARKING FOR TWO VEHICLES**

### Description

Located in a peaceful cul-de-sac, this attractive three-bedroom semi-detached home with off-street parking for two vehicles is ideal for families seeking a comfortable and convenient lifestyle.

Upon entering, you're welcomed by a hallway, which gives access to a guest WC and a generously sized reception room. The reception room features French doors that open out to the rear garden, creating a bright and airy living space perfect for relaxing or entertaining.

The kitchen is well-appointed with a good selection of fitted units and offers ample space for freestanding appliances.







Upstairs, there are three bedrooms, two of which benefit from fitted wardrobes, providing excellent storage. A modern family bathroom completes the first floor.

Externally, the rear garden is mainly laid to lawn with flowerbed borders and a patio area, ideal for outdoor dining or children's play. To the front, there is off-street parking for two vehicles and convenient side access to the rear 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, 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

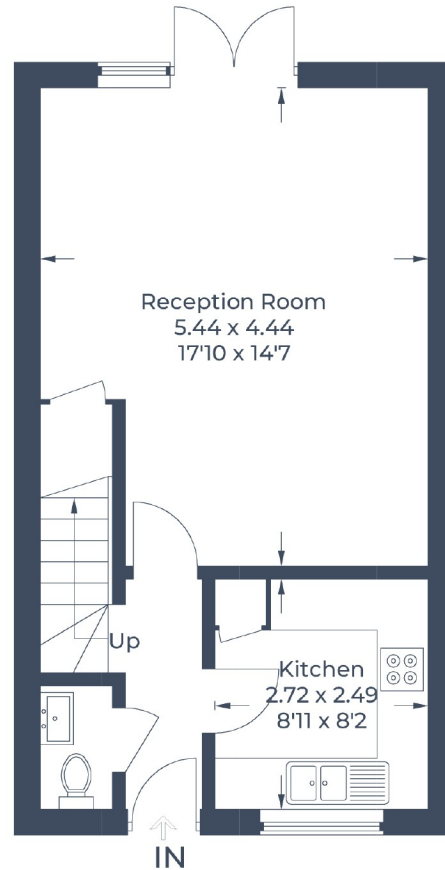
Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.

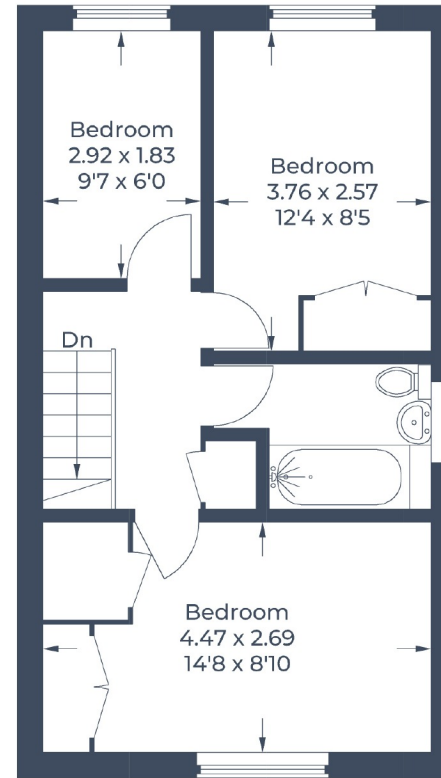




Approximate Gross Internal Area  
Ground Floor = 38.8 sq m / 418 sq ft  
First Floor = 38.4 sq m / 413 sq ft  
Total = 77.2 sq m / 831 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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