



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

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

ROBSONS

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Hertfordshire, WD3 3EG

**TWO RECEPTION ROOMS • KITCHEN •
PRINCIPAL BEDROOM • TWO FURTHER
BEDROOMS • TWO FAMILY BATHROOMS •
ATTRACTIVE REAR GARDEN • OFF-STREET
PARKING • CLOSE TO LOCAL SCHOOLS &
AMENITIES • 5 MINUTES WALK TO CROXLEY
STATION**

Description

This delightful three-bedroom, two bathroom semi-detached family home offers spacious and versatile accommodation, ideally situated within close proximity to local schools and amenities and 5 minutes walk to Croxley Station.

The ground floor welcomes you with a bright entrance hallway leading to a front-aspect reception room featuring a modern fireplace. To the rear, a substantial and light-filled second reception room spans an impressive 23'5" by 17'3", benefiting from a double aspect and patio doors that open directly onto the garden. Just off this reception room is a well-appointed kitchen fitted with a range of units, integrated appliances, and access to the side of the property.





Upstairs, the property comprises a spacious principal bedroom with fitted wardrobes, two further bedrooms, one of which benefits from built-in wardrobes, and two family bathrooms.

The rear garden is mainly laid to lawn with mature hedging, flower beds, a patio area ideal for outdoor dining, and a garden shed. To the front, the property enjoys a private driveway providing off-street parking and gated side access 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

Council Tax Band: D

Energy Efficiency Rating: TBC

For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 60.7 sq m / 653 sq ft
 First Floor = 53.6 sq m / 577 sq ft
 Total = 114.3 sq m / 1,230 sq ft

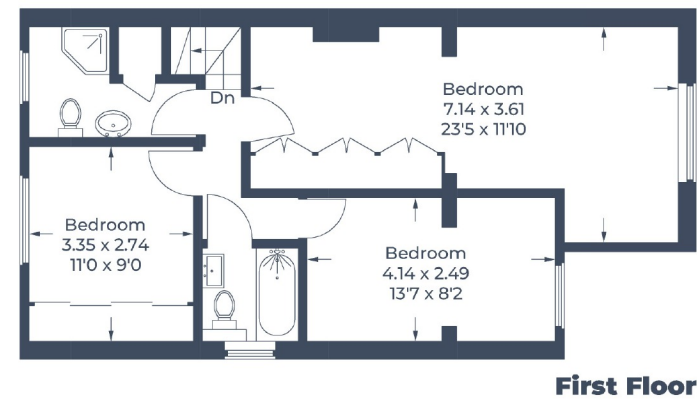
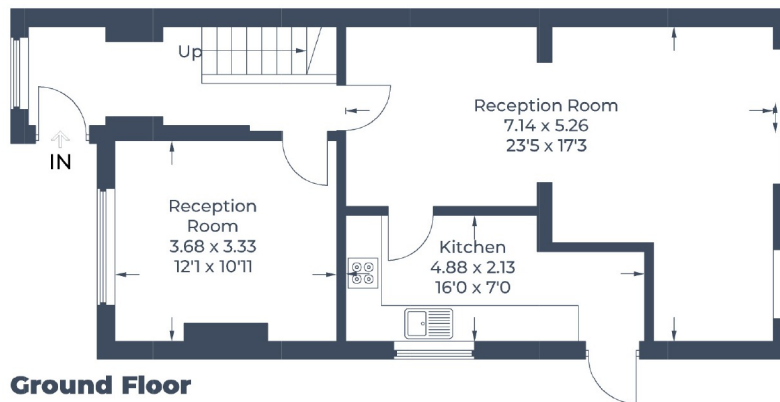


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ROBSONS

130 High Street, Rickmansworth WD3 1AB
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com
www.robsonswb.com

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