



**A SPACIOUS 3 BEDROOM, 2 BATHROOM DETACHED FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Scots Hill, Croxley Green, Rickmansworth, Herts, WD3 3AF





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**31' L-SHAPED RECEPTION ROOM • KITCHEN •  
THREE BEDROOMS • TWO BATHROOMS •  
ATTRACTIVE REAR GARDEN • OFF STREET  
PARKING • GARAGE • SCOPE TO EXTEND  
(STPP)**

### Description

A fantastic bright, modern and spacious three bedroom, two bathroom detached family home situated on a quiet close with ample scope to extend (STPP). This property is ideally placed for Rickmansworth School, local amenities and excellent transport links.

Upon entering the property, you are greeted by a welcoming entrance hallway with stairs to the first floor. There is a 31' rear aspect L-shaped reception / dining room with patio doors opening out to the garden. The kitchen features modern units providing ample storage space, integrated appliances and a small breakfast bar. Completing the ground floor is a well appointed double bedroom / dining room.







To the first floor there is a principal bedroom with ensuite shower room and a further double bedroom, both benefitting from fitted wardrobes.

Externally, this lovely family home boasts a generous, private rear garden laid to lawn with mature shrubs and hedges and a patio area with a pergola. To the front is a driveway providing off street parking, a garage and a covered walkway with access to the kitchen and an outbuilding which could be utilised as a home office.

### **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 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. The area is well served for good quality private and state schools.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: F

Energy Efficiency Rating: D

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





Approximate Gross Internal Area  
Ground Floor = 107.7 sq m / 1,159 sq ft  
(Including Garage)  
First Floor = 46.8 sq m / 504 sq ft  
Total = 154.5 sq m / 1,663 sq ft

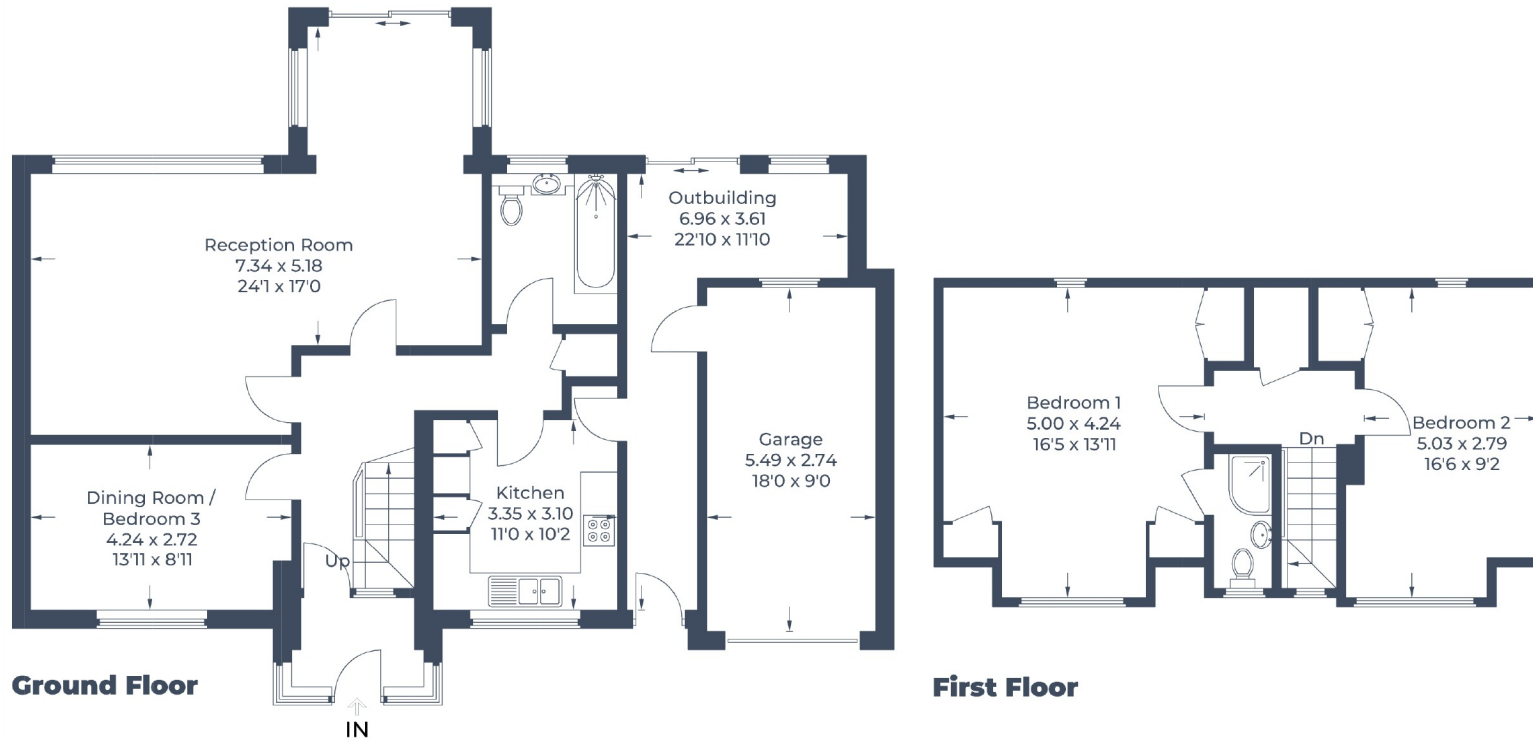


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**ROBSONS**

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