



**A WELL-PRESENTED TWO BEDROOM MID TERRACED FAMILY HOME SITUATED IN A QUITE CUL-DE-SAC LOCATION**

St Mawes Close, Croxley Green, Rickmansworth, Hertfordshire, WD3 3GH

**ROBSONS**

St Mawes Close, Croxley Green, Rickmansworth,  
Hertfordshire, WD3 3GH

**LIVING/DINING ROOM • KITCHEN • WC •  
TWO BEDROOMS • FAMILY BATHROOM •  
ATTRACTIVE REAR GARDEN • OFF-STREET  
PARKING**

### Description

A well-presented two-bedroom mid-terraced home with off-street parking, tucked away in a quiet cul-de-sac within the highly sought-after "Old Merchant Taylors" development, renowned for its mature gardens and residents' tennis courts.

This charming family home offers stylish and modern living throughout, complemented by off-street parking and an attractive rear garden. The ground floor comprises an entrance hallway leading to a convenient guest WC and a front-aspect contemporary kitchen, featuring a good selection of fitted units and integrated appliances. To the rear, a spacious living/dining room provides an excellent entertaining space, with French doors opening out onto the garden.

Upstairs, the property benefits from two well-appointed bedrooms and a modern family bathroom.





Externally, the rear garden is attractively laid to lawn with a patio area and a garden shed, ideal for outdoor relaxation. To the front, there is off-street parking for one vehicle.

### **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  
Council Tax Band: D  
Energy Efficiency Rating: C

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



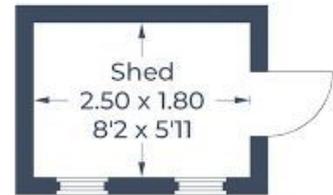
Approximate Gross Internal Area  
 Ground Floor = 37.9 sq m / 408 sq ft  
 First Floor = 37.5 sq m / 404 sq ft  
 Shed = 4.5 sq m / 48 sq ft  
 Total = 79.9 sq m / 860 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons



130 High Street, Rickmansworth WD3 1AB  
 Tel: 01923 777762 Email: rickmansworth@robsonsweb.com  
[www.robsonsweb.com](http://www.robsonsweb.com)



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.