John Savage

FOR SALE

CROXLEY GREEN · RICKMANSWORTH

New Road, Croxley Green, WD3 3EN

£500,000 GUIDE PRICE

A characterful three-bedroom detached home

THE PROPERTY

The same family has called this characterful three-bedroom detached home their own for nearly thirty years, and once you step through the front door, it is easy to understand why.

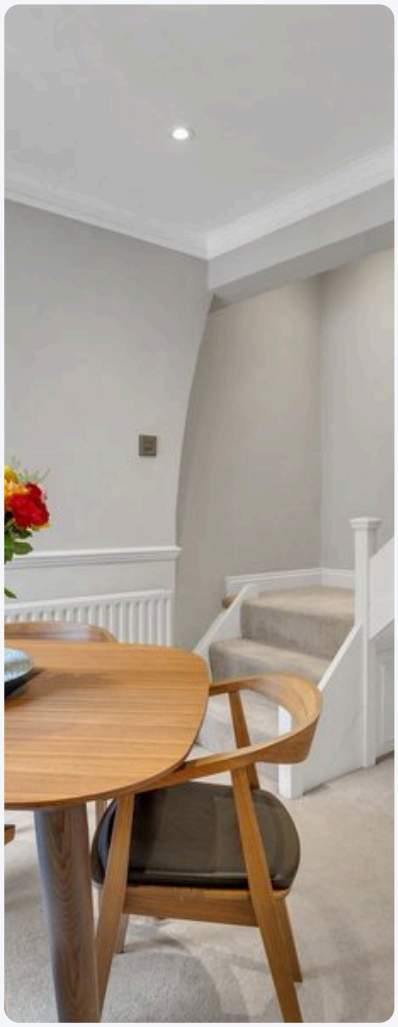
Believed to be one of the oldest homes on New Road, the property has quietly watched Croxley Green evolve around it for generations. The current owner's family first bought the house in 1996, and what they found was somewhere they wanted to stay.

From the road, the house appears charming and modest. Step inside and it begins to tell a different story. Rather than revealing everything at once, the home unfolds gradually: a cosy sitting room centred around a fireplace leads into further living space, while an ensuite shower room, utility room and extensive storage create a home that feels significantly larger than first impressions suggest.

The current owner describes it as a home where you are never really on top of one another, because there is always somewhere else to go.

GUIDE PRICE
£500,000

TYPE	Detached house
BEDROOMS	3
BATHROOMS	2
RECEPTIONS	2
LOCATION	Croxley Green
POSTCODE	WD3 3EN
REFERENCE	1473141



INSIDE THE HOME

A home that keeps revealing itself

One of the property's most unexpected features lies beneath the house itself. The basement, while not included within the principal accommodation, floor area or valuation, provides a significant amount of useful ancillary space that many buyers will see as a genuine bonus.

Over the years the property has been carefully improved rather than reinvented. Thoughtful upgrades, replacement sash-style windows and modern touches sit comfortably alongside the warmth and character that make the house what it is today.

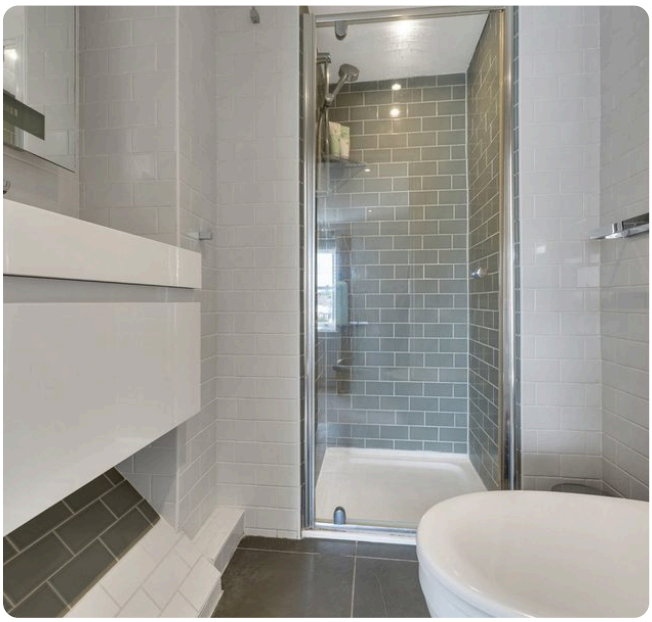
When friends visit, people naturally spread out. When family stays, everyone finds their own corner. When life gets busy, there is always somewhere to retreat, and when life slows down, the house seems to encourage you to do the same.

This will not be a home for everyone. But if you are looking for character, warmth, individuality and a genuine story to tell, it may be one of the most memorable properties you visit this year.

KEY FEATURES

- ✓ Characterful period home, one family for nearly 30 years
- ✓ One of Croxley Green's most established roads
- ✓ Cosy sitting room with fireplace and flexible living space
- ✓ Ensuite shower room, utility room and extensive storage
- ✓ Useful basement providing bonus ancillary space
- ✓ Replacement sash-style windows and thoughtful upgrades
- ✓ Walk to Croxley Green cafés, pubs and local shops
- ✓ Metropolitan Line within walking distance

GALLERY



LOCATION & LIFESTYLE

Village life, with London on the doorstep

People don't move to Croxley Green simply because it's convenient. At one end of New Road sits Croxley Green itself, with independent cafés, village pubs, local shops, tennis courts and green open spaces. At the other sits the Metropolitan Line.

TRAVEL TIMES

Baker Street (Met Line)	**~35 mins**
The City	**~45 mins**
Metropolitan Line station	**Walking**
M25, M1 & Heathrow	**Easy access**

ON YOUR DOORSTEP

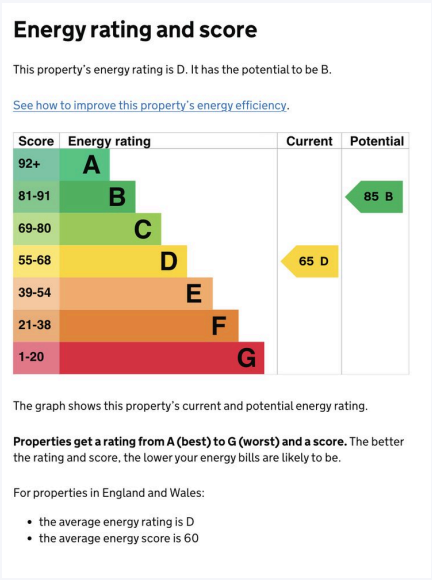
- Independent cafés, pubs and local shops
- Tennis courts, playing fields and open spaces
- Scenic countryside walks and parks
- Strong village atmosphere and community

FLOORPLAN

Total: 900 sq. Ft, 90 m2
1st Floor: 537 sq. Ft, 50 M2, 2nd Floor: 364 sq. Ft, 34 m2
Excluded Areas: Utility: 60 sq. Ft, 6 M2, Bay Window: 10 sq. Ft, 1 M2, Walls: 156 sq. Ft, 13 m2

Measurements are approximate and for guidance only. The basement is not included within the principal floor area.

ENERGY (EPC)



Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

MORE OF THE HOME

John Savage

ARRANGE A VIEWING

ESTATE AGENCY, BUT WITHOUT THE BULLSH*T

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These particulars are a general guide only and do not form part of any contract. Measurements, distances and travel times are approximate. Viewings strictly by appointment.