



Frankland Road, Croxley Green, WD3 3AU

Guide Price £630,000

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# Description

An extended four bedroom semi-detached family home, with scope to extend further to the ground floor subject to local planning consents. It is ideally situated on the popular Frankland Road, within walking distance of Harvey Road Primary School. Also close to local amenities and Croyley metropolitan line station with an excellent train service into the heart of London and the City. The property is sold with no upper chain. The ground floor accommodation comprises of entrance hall, front living room, kitchen/breakfast room, downstairs W/C and generous dining room with double doors out to the patio/rear garden. On the first floor is the master bedroom with en-suite toilet/sink, a further double bedroom, a single bedroom and the family bathroom. On the 2nd floor is another double bedroom with built in wardrobes. To the front there is off street parking for 2 cars. To the rear there is a patio, store room and generously sized garden which is mainly laid to lawn. Viewing is highly recommended!



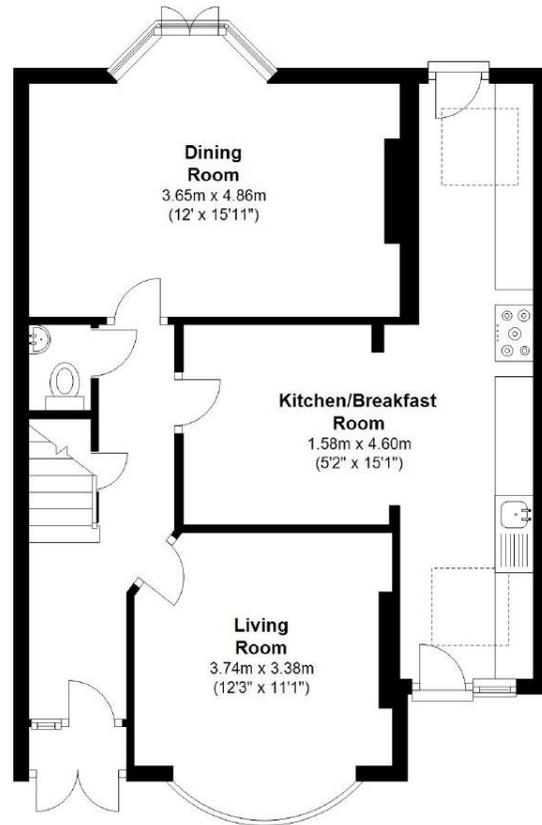
- Extended 4 bedroom family home
- Close to good schools both primary & secondary

- Ideally located to Croyley Metropolitan station to central London
- Off street parking 2 cars

- Standard broadband: Up to 17Mb
- Fibre optic broadband: Up to 300Mb

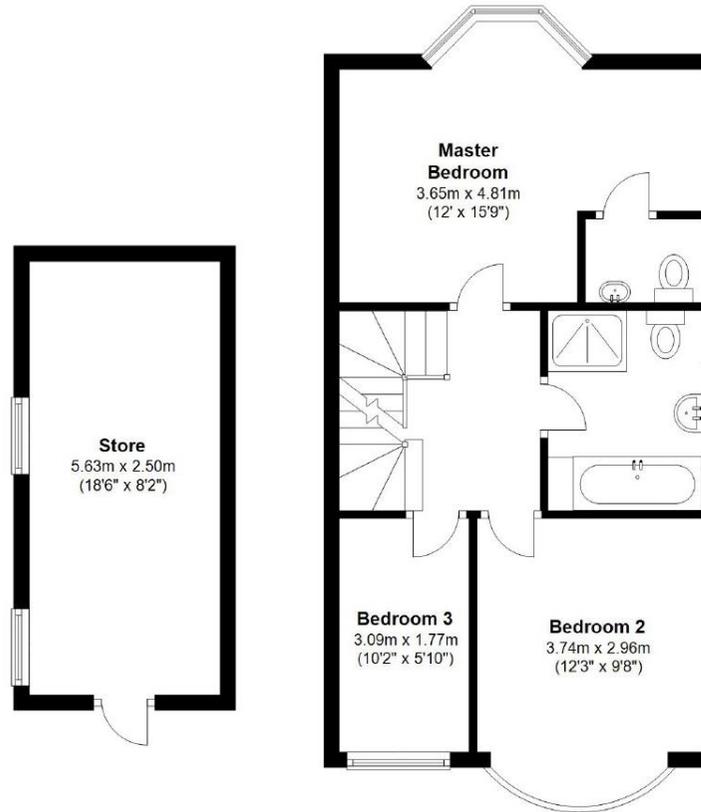
### Ground Floor

Approx. 57.3 sq. metres (617.1 sq. feet)



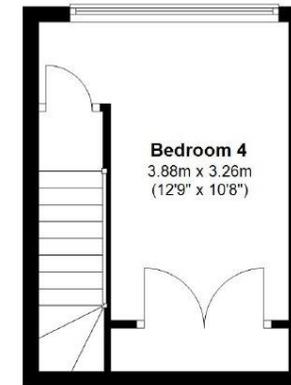
### First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



### Second Floor

Approx. 14.9 sq. metres (160.3 sq. feet)



Room sizes are provided only as a guide, and should not be relied upon for furnishings.

To view this property contact our Croxley Green Office  
telephone - 01923 777704 email - [croxley@sewellgardner.com](mailto:croxley@sewellgardner.com)  
160-162 Watford Road, Croxley Green, Rickmansworth, WD3 3BZ



## Area Information

Croxley Green is a picturesque village located between Watford and Rickmansworth. Croxley Green Station is on the Metropolitan Line and provides services to Watford and London.

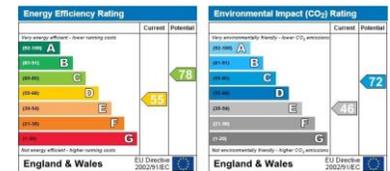
Croxley Green has an active Residents Association and Parish Council and is also the home of an array of local organisations dedicated to pastimes and leisure. The Croxley Green Society run the extremely popular 'Revels on The Green', an annual village fair.

Families are well catered for with good schools close by including Harvey Road Primary, Little Green Junior School, Yorke Mead Primary and Rickmansworth Secondary School.

Croxley Green has variety of local shops and is ideally located close to Rickmansworth Town with a wider selection of smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Prezzo's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

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Local Authority: Three Rivers District Council

Council Tax: E

Approx floor area: 1244 sq ft

Tenure: Freehold

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 Nearest Station: 1.6 miles to Rickmansworth

Nearest Underground Station: 0.3 miles to Croxley Green

Distance to Town Centre: 1.5 miles to Rickmansworth

M25: 3.0 miles to Junction 18



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact.