



Key Features:

- Two bedroom split level flat
- Well presented throughout
- Private terrace accessed from kitchen
- Bathroom
- Close to shops & transport links

This spacious duplex two bedroom flat is conveniently located close to 'The Green'. Well presented throughout decorated in soft warm tones, with a modern fitted kitchen/breakfast room providing direct access to a private terrace. The living room has a trio of windows flooding the room with plenty of natural light. Both bedrooms are comfortable doubles with the master bedroom boasting fitted cupboards. Completing this lovely home is a fresh family bathroom. The property is accessed via steps to the rear of the shops and is situated on the first / second floor.

Croxley Green is a village situated between the larger towns of Watford (to the East) and Rickmansworth (to the West). It has retained a village atmosphere and the large village Green is part of its soul and heritage. Local shops and amenities cater for its mixed family community and includes excellent infant/junior schools and a modern quality comprehensive. More extensive shopping and leisure facilities can be found in Watford (Intu Centre) and Rickmansworth. For the commuter, Croxley Green has its own Metropolitan Line station which offers a frequent service to Baker Street (approximately 35 minutes). Alternatively there is access to the motorway network via junctions 17 & 18 of the M25. It borders the lovely Chiltern countryside and the Chess Valley.



Verified Material Information:

Tenure: Leasehold

Length of Lease: TBC

Service charge yearly: TBC

Ground Rent: £10.00pa

Local authority: Three Rivers

Council tax band: C

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas

Broadband & mobile coverage:

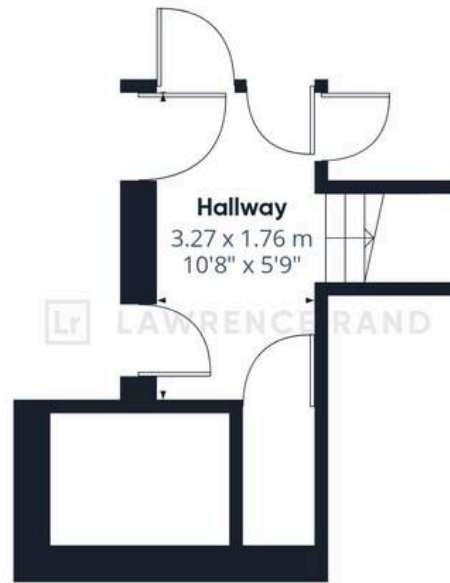
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Floor -1



Ground Floor



Floor 1



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