

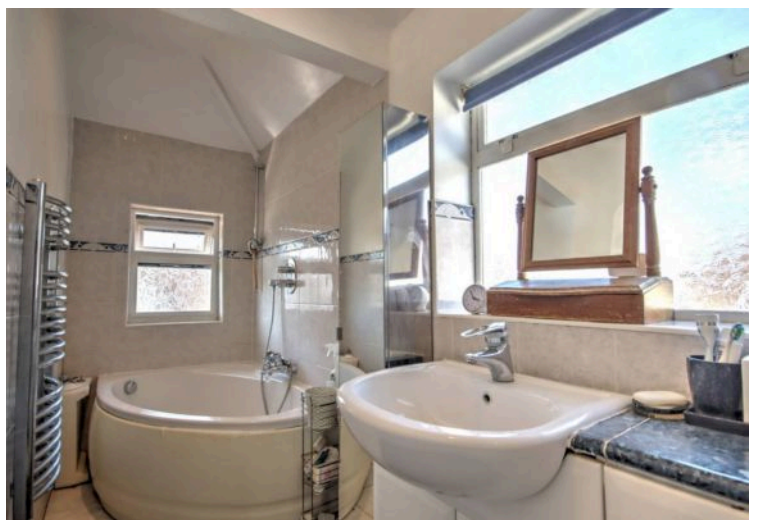
## Beechcroft Avenue, Croxley Green, WD3

£660,000 Freehold

LIVING ROOM/BEDROOM FOUR • FAMILY ROOM • DINING ROOM • MODERN FITTED KITCHEN • DOWNSTAIRS SHOWER ROOM • THREE BEDROOMS TO THE FIRST FLOOR • FAMILY BATHROOM • REAR GARDEN • INTEGRAL GARAGE • DRIVEWAY PARKING TO FRONT

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS









A well-extended THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME, situated in a quiet residential road in Croxley Green.

This spacious and versatile home offers excellent potential for modernisation and personalisation. An entrance porch leads into a welcoming hallway, with convenient internal access to the garage. The front-facing living room is currently being used as a fourth bedroom, while a generous family room flows into the dining area, featuring double doors that open out to the rear garden. The property also benefits from a sizeable, modern fitted kitchen with an additional door to the garden, along with a ground floor shower room and W.C.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. Some of the bedrooms would benefit from redecoration and refreshing, having previously been used for storage and now requiring some attention. The southerly-facing rear garden offers excellent outdoor potential but would benefit from landscaping, having been tended with limited upkeep in recent years.

To the front, a generous driveway provides parking for up to four vehicles, with an up-and-over garage door offering additional access. The property is ideally located just a short walk from local shops and Croxley station, which offers fast and convenient links into central London.

Families will also appreciate that the home is close to the highly regarded Harvey Road Primary and Croxley Danes Schools, making this an exceptional opportunity to create a long term family home in a sought-after location.

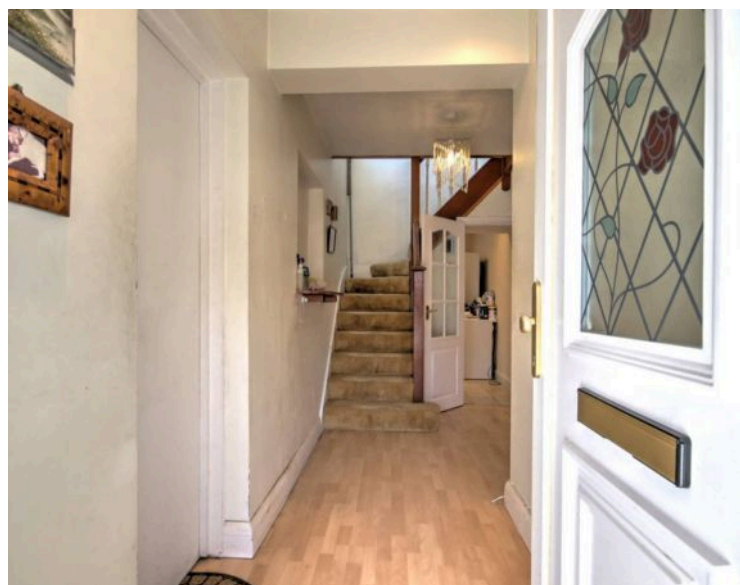
Located in a quiet residential road, close to local shopping amenities on Watford Road and Croxley Metropolitan Line Station. It is also a short drive to Rickmansworth Town Centre and approximately 2 miles from Watford Town Centre with easy access to both Rickmansworth and Watford's Metropolitan Line and Overground stations.

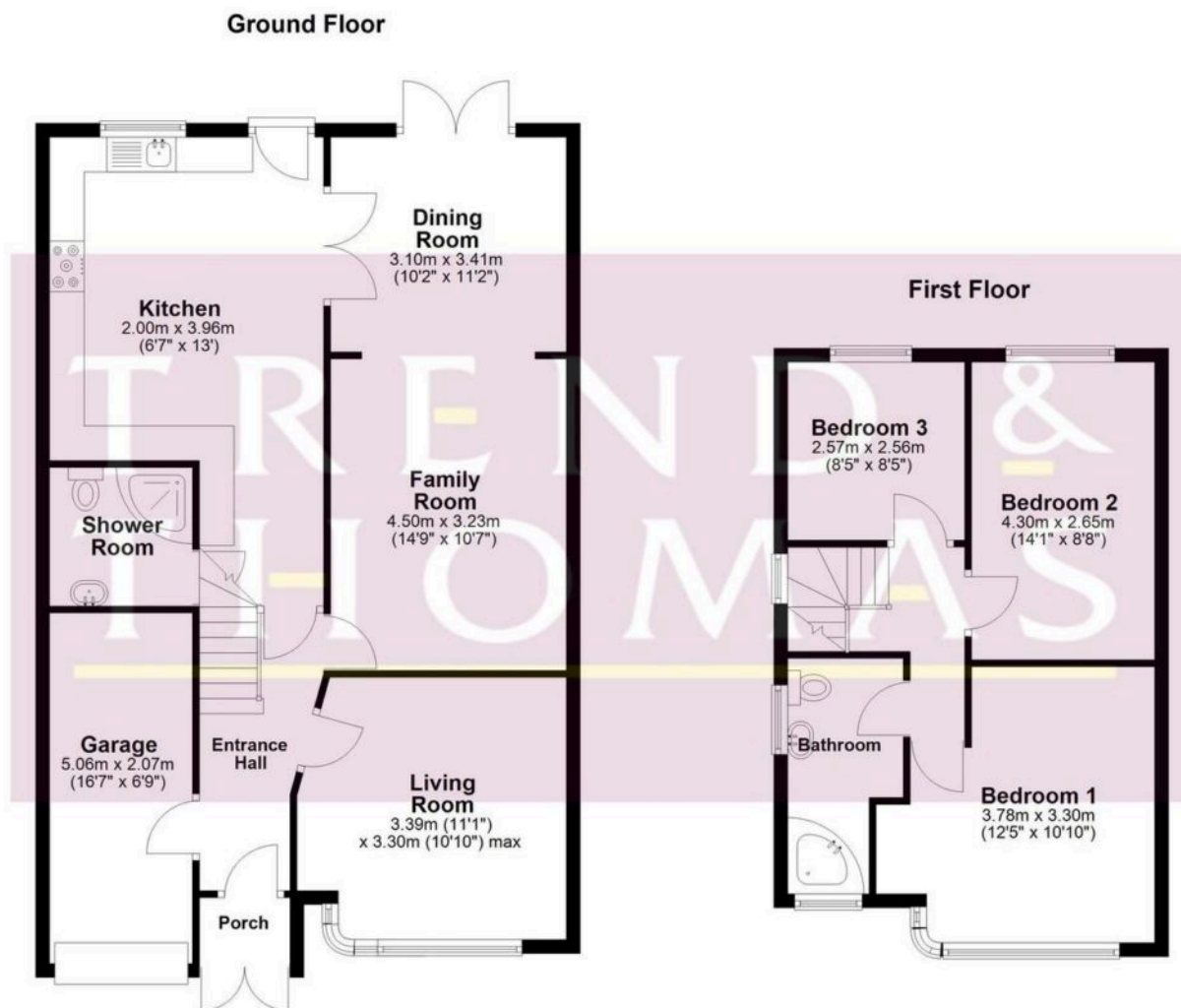
Nearest Station: 0.2 miles - Croxley Station

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Total area: approx. 129.7 sq. metres (1396.5 sq. feet)



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.