



Bateman Road, Croxley Green, WD3

£795,000 Freehold

FOUR BEDROOM SEMI DETACHED FAMILY HOME • NO UPPER CHAIN • MODERN KITCHEN/DINING ROOM • SITTING ROOM
 • THREE DOUBLE BEDROOMS & ONE SINGLE BEDROOM • FAMILY BATHROOM • EN-SUITE SHOWER ROOM TO BEDROOM
 ONE • LARGE REAR GARDEN WITH GARDEN ROOM & STORAGE SHEDS • GARAGE & DRIVEWAY TO FRONT

TREND & THOMAS
 ESTATE AGENTS SURVEYORS & VALUERS



A well-presented FOUR BEDROOM SEMI DETACHED HOUSE, located in a sought-after residential road in Croxley.

The property boasts a 21' open plan modern kitchen/dining room with bay window overlooking the front, perfectly suited for culinary enthusiasts and family meals alike, featuring integrated appliances and contemporary cabinetry. The a sitting room overlooks the rear garden and provides a tranquil space for relaxation.

To the first floor are three good-sized bedrooms, each offering a peaceful retreat. These are complemented by a family bathroom, finished with modern fixtures and fittings, ensuring comfort for every member of the household. Bedroom one is to the second floor spanning 23' with a convenient dressing area and en-suite shower room.

The rear garden has a stone paved patio with steps leading to an area of lawn with flowered and shrubbed borders. There is a garden room and storage sheds to the back of the garden as well as gated access to the playing fields and Croxley Woods. There is a driveway to the front of the property providing parking for two cars and access to the garage.

Situated close to local shopping amenities and well-regarded schools such as Rickmansworth School and Harvey Road Primary School, and Croxley Green 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 and British Rail Line stations.

Nearest Station: 0.5 miles - Croxley Station

Council Tax band: E Approx. £2973.20 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

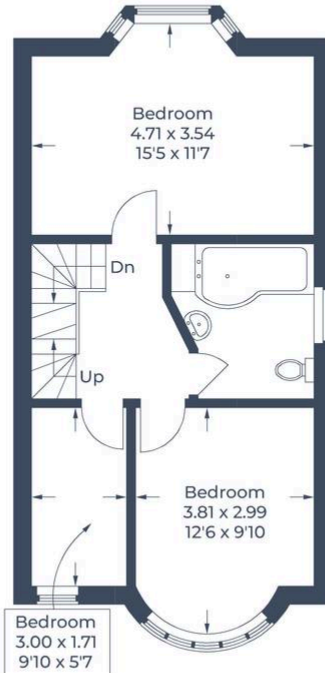




Approximate Gross Internal Area
 Ground Floor = 44.1 / 475 sq ft
 First Floor = 44.6 sq m / 480 sq ft
 Second Floor = 32.8 sq m / 353 sq ft
 Outbuildings = 15.4 sq m / 166 sq ft
 Total = 136.9 sq m / 1,474 sq ft
 (Excluding Eaves)



Ground Floor



First Floor



Second Floor

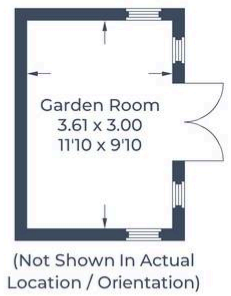


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend 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.