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## Watford Road, Croxley Green

A spacious well-presented family home with large gardens and substantial scope to extend, in a private, leafy and elevated position, just a short walk from Croxley Metropolitan station and excellent local schools.

**Offers Over £590,000**

01992 87 85 80

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### Overall Description

This good-sized 1930's semi detached family home sits in an envious position, elevated and private with a leafy outlook, yet just a short walk from Croxley Metropolitan station and close to excellent local schools. In addition to its excellent location, the house has much to recommend it to family buyers including its generous 28' through lounge/dining room, the substantial gardens (the plot measures 20.41m x 6.71m and the back garden alone is sixty-seven feet long), the detached garage with EV charging point and the substantial scope to extend. Downstairs, the property has an entrance porch, hallway, galley kitchen and lovely large open-plan lounge/dining room leading through to the conservatory. There are three bedrooms upstairs, two being doubles, as well as a bathroom with corner bath and a shower cubicle. The property has gas-fired central heating, double-glazed windows and the owners have made significant improvements - the EV charging point in the garage, the new electric consumer unit installed in 2025 with its EICR certificate, recent damp proofing work with guarantees, and a recent boiler service with current gas safety certificate (all documentation available on request). The property also has considerable scope for extension and enlargement, either downstairs to the rear, or into the large loft space which has potential for two more bedrooms and a bathroom, or a spacious master suite, depending on your needs. Outside there are large gardens to the front and rear, with trees at the front screening the house from the road below, meaning the house has a pleasant aspect from all of the receptions and bedrooms. There is also a detached garage, large enough for a modern car, with an EV charging point fitted, and behind that is off-street parking, with scope to create more parking should you wish. If you are looking for a long term family home in a superb family-friendly location, then early viewing is highly advised.

### Location

This substantial family home sits in a tucked away yet elevated position in the popular commuter village of Croxley Green, which is highly regarded as an excellent, safe, and family-friendly Hertfordshire village, often cited for its "outstanding" primary schools, strong community spirit, and semi-rural setting. It offers a quiet, green environment with good local shops, easy Metropolitan line access to London and close proximity to the shops and other amenities found in both Watford and Rickmansworth. Croxley Underground Station, on the Watford Branch of the Metropolitan line, is a five minute walk up the road and there are excellent bus and road links, making this area very desirable with commuters. Croxley Business Park is a modern business hub attracting many small to medium size enterprises to the area. There are very good schools at all levels in the local area including the Harvey Road and York Mead Primary Schools and Secondary Schools such as the Rickmansworth School and Watford Grammar School for Boys. The village features numerous parks (including Croxley Green itself), playgrounds, and scenic, family-friendly walks along the Grand Union Canal and through Whippendell Woods. It is an excellent place to raise a family.

### Accommodation

A path leads across the front garden to the glazed front door into the:

#### Entrance Porch 4'1 x 2'7 (1.24m x 0.79m)

Frosted windows to front. Door into the:

#### Entrance Hall 11'7 x 6'10 (3.53m x 2.08m)

Wood-effect laminate floor. Stairs to first floor with under-stairs cupboard. Telephone point. Radiator.

#### Sitting/Dining Room 28'3 into bay x 10'7 (8.61m into bay x 3.23m)

A lovely large open-plan room with separate sitting and dining areas. Bay window to front. Fireplace with coal-effect gas fire and marble hearth. Wood-effect laminate floor. Dado rail. Wall-mounted TV aerial point. Two radiators. French doors to the:

#### Conservatory 12' x 9'7 (3.66m x 2.92m)

Upvc construction with French doors to the garden. Electric fan with light.

#### Kitchen 11'1 x 6'9 (3.38m x 2.06m)

Window to rear. Kitchen units with roll-top worksurfaces, stainless steel sink and a tiled splash-back. Electric oven with gas hob and stainless steel extractor above. Space for fridge/freezer. Space and plumbing for dishwasher and washing-machine. Tiled floor. Wall-mounted gas central-heating boiler. Radiator. Door to side.

#### First Floor 6'10 x 6'4 (2.08m x 1.93m)

From the hallway stairs lead up to the landing. Window to side. Loft hatch (the loft is large, part boarded and with a velux window, ladder, light and electric power - it has great potential for conversion under permitted development rights should the new owners wish).

#### Bedroom One 12' x 10'8 (3.66m x 3.25m)

Window to rear overlooking the garden. Fitted wardrobe. Radiator.

#### Bedroom Two 15'9 into bay x 10'7 (4.80m into bay x 3.23m)

Bay window to front overlooking the garden. Airing cupboard housing hot water cylinder. Radiator.

#### Bathroom 8'6 x 6'9 (2.59m x 2.06m)

Frosted window to rear. Corner bath. Fitted shower cubicle. Low-level WC. Wash-hand basin. Tile-effect laminate flooring. Modern heated towel-rail. Two extractor fans.

#### Bedroom Three 9'10 x 6'9 (3.00m x 2.06m)

Window to front. Radiator.

### Outside

The house has a pleasant front garden with central lawn and shrub borders. A gate leads to a path around to the 68' back garden with patio area by the rear of the house, central lawn, raised second patio with pond and fencing for privacy. At the back of the garden, next to the access lane at the back, is the off-street parking and GARAGE: 16'2 x 9'1 which has electric light/power, an EV charging point, door into the garden, garage door to the rear and plenty of room to park one car.

### Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating (Boiler has been recently serviced and the client also has a gas safety certificate). New electric consumer unit installed in 2025 (EICR certificate was issued for the electrics at the time). Damp proofing recently done and guarantees issued. Double-glazed windows. EV car charger recently installed in the garage. Council Tax Band: D. EPC Rating: E. Total Area: 1,036 square feet. The property is Freehold. The property has never flooded. The broadband and mobile coverage are excellent.

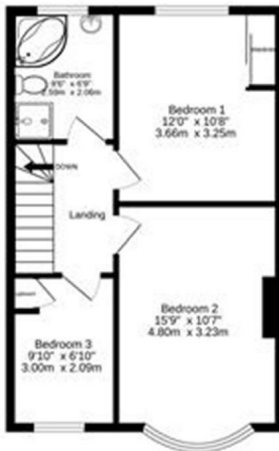
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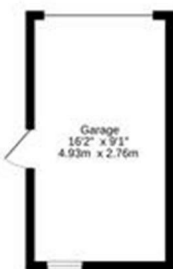
Ground Floor  
578 sq.ft. (53.7 sq.m.) approx.



1st Floor  
474 sq.ft. (44.1 sq.m.) approx.



Garage  
147 sq.ft. (13.6 sq.m.) approx.




**TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>44</p>	<p>72</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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