



## Sherborne Way

*Croxley Green, Rickmansworth, WD3*

**binks**  
estate agent

# { The Particulars

Sherborne Way  
Croxley Green, Rickmansworth, WD3

**Asking Price: £710,000**  
Freehold

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Semi-detached chalet bungalow
- Well-proportioned throughout
- Living/dining room
- Kitchen/breakfast room
- Four good sized bedrooms
- Ground floor shower room
- First floor bathroom
- Rear garden and off street parking
- Popular location for schools and local amenities
- EPC: C

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## The Property


Situated on the ever-popular Sherborne Way, in the heart of Croxley Green, this attractive semi-detached chalet bungalow offers versatile accommodation in a highly sought-after residential setting. Within comfortable walking distance of the Metropolitan Line station, local shops and well-regarded schools.

The accommodation is both spacious and adaptable. A generous entrance hallway, complete with understairs storage, sets the tone on arrival. The living/dining room is a particularly appealing space, centred around a characterful log-burning stove, with double doors opening directly onto the rear garden, creating an effortless flow for entertaining and family living.

The fitted kitchen/breakfast room is thoughtfully arranged with a comprehensive range of matching wall and base units, integrated appliances and ample space for a table ideal for informal dining.

The ground floor further comprises two well-proportioned double bedrooms and a modern shower room, offering excellent flexibility for single-level living if required. Upstairs, two additional double bedrooms provide generous accommodation, one benefiting from practical eaves storage, alongside a family bathroom serving this floor.

Externally, the property enjoys a level rear garden, predominantly laid to lawn, complemented by a patio area and gated side access. To the front, a private driveway provides off-street parking.

 Four double bedroom semi-detached chalet bungalow situated in a popular residential road in Croxley Green. The property has a spacious entrance hallway, living/dining room with garden access and a kitchen/breakfast room. To the ground floor there two double bedrooms and a shower room, there are another two bedrooms and a bathroom to the first floor. The property has a level rear garden and off-street parking for several cars to the front.

A rare opportunity to acquire a spacious and flexible home in a prime Croxley Green location, perfectly suited to growing families, downsizers seeking space or buyers looking for long-term adaptability.

## Location

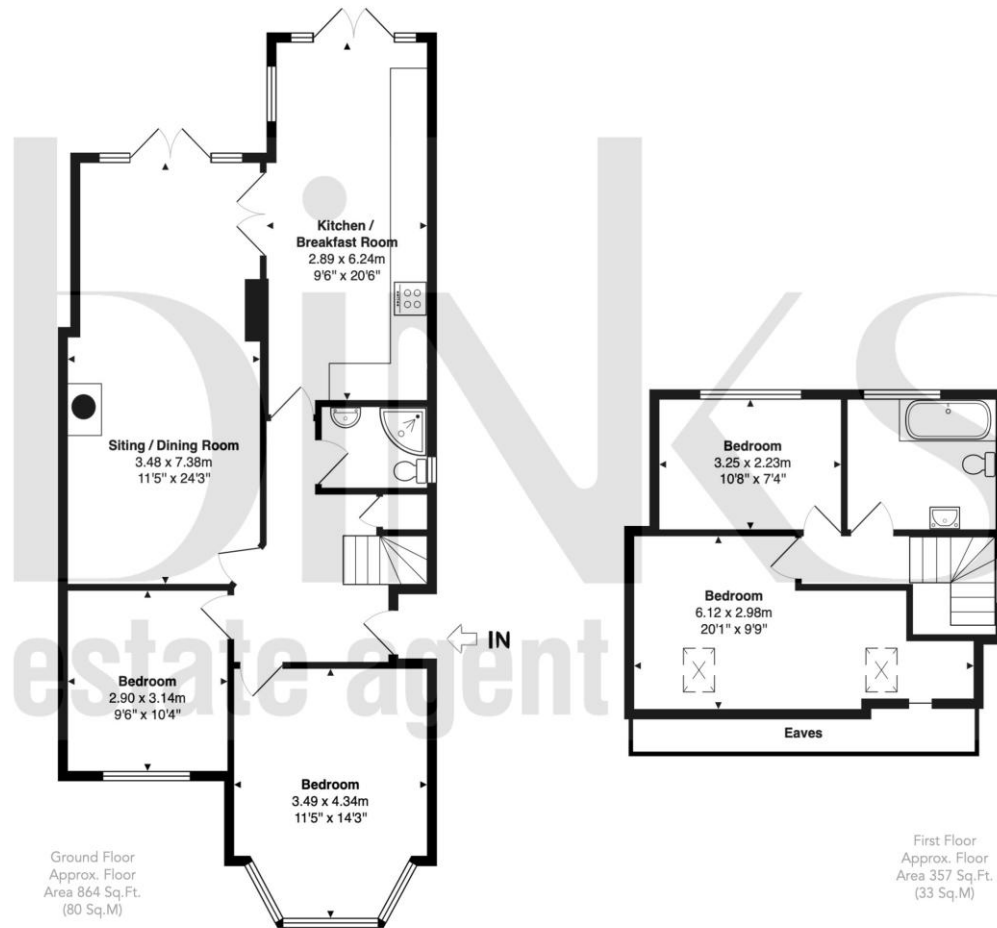
Croxley Green is an attractive village popular with commuters and families offering a variety of local shops, doctor's surgeries, dental practices and a library, pubs and restaurants and a pretty village green. There is an excellent range of schooling for all ages in both the public and private sector, and leisure facilities can be found nearby. There are convenient rail links via the Metropolitan Line station at Croxley Green offering frequent services into Baker Street (40 minutes). Rickmansworth station also offers mainline service into Marylebone (30 minutes) via the Chiltern Line. There is easy access to the M25 (J18) and the M40 and M1 and Heathrow Airport are only a short distance.

## Costs

Council Tax – Three Rivers District Council – Band D:  
£2,297.98 (For the period 2025-2026)

# Sherborne Way, Croxley Green, Rickmansworth, Watford, WD3 3PF

Approx. Gross Internal Area  
113 Sq M – 1221 Sq Ft excluding Eaves



## For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

