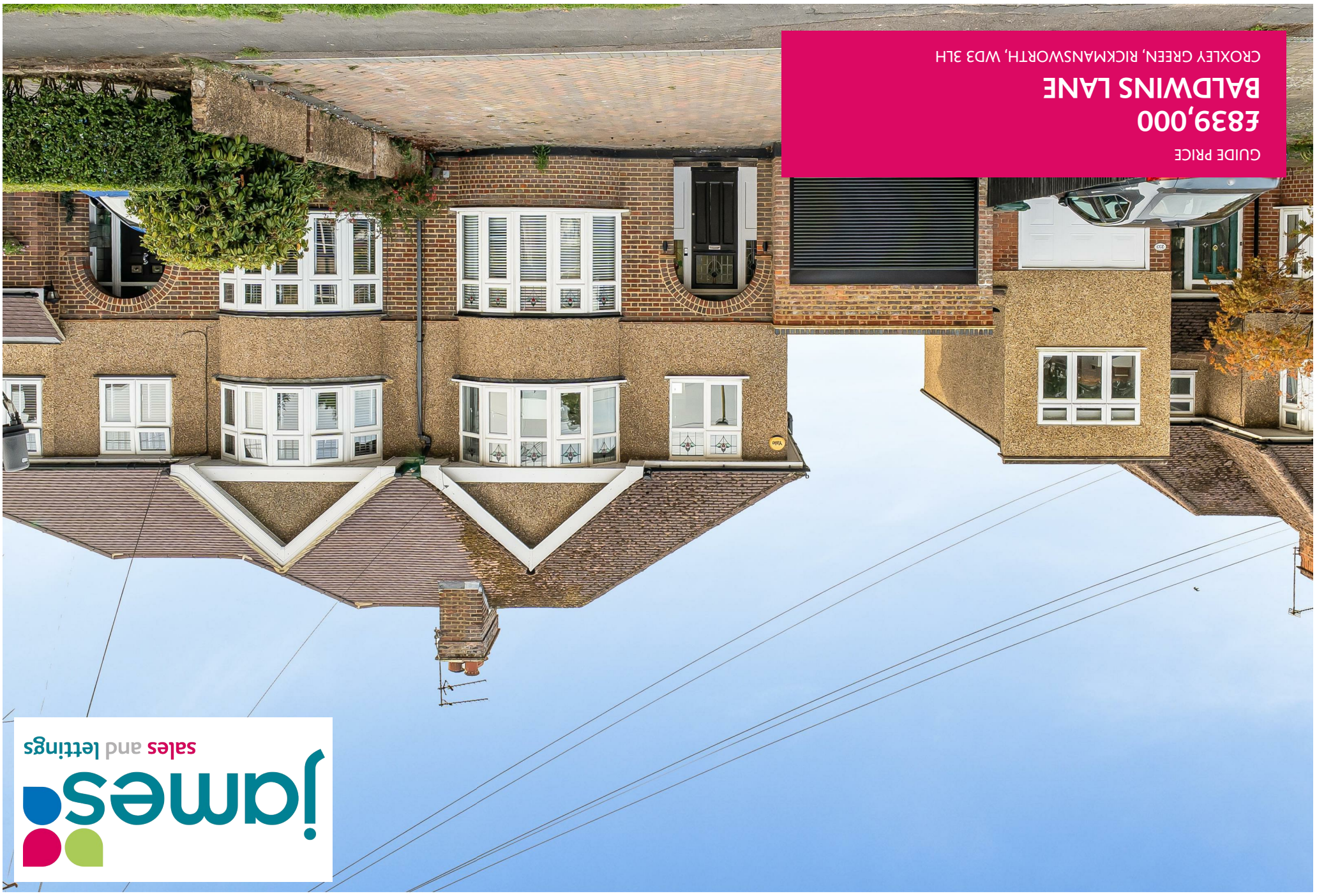


GUIDE PRICE

# £839,000

## BALDWINS LANE

CROXLEY GREEN, RICKMANSWORTH, WD3 3LH

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## Baldwins Lane, Croxley Green, Rickmansworth, WD3 3LH

Approximate Area = 1262 sq ft / 117.2 sq m
Garage= 168 sq ft / 15.6 sq m
Total = 1430 sq ft / 132.8 sq m
For identification only - Not to scale



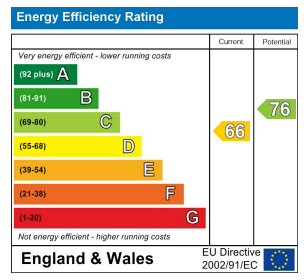

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for James Estate Agents. REF: 1525330

**LOCAL AUTHORITY**
Three Rivers District Council

**TENURE**
Freehold

**COUNCIL TAX BAND**
E

**VIEWINGS**
By prior appointment only




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**OFFICE ADDRESS**
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

**OFFICE DETAILS**
01923 710500
sales@jamesestateagents.com
https://www.jamesestateagents.com

## PROPERTY SUMMARY

NO UPPER CHAIN. An exceptional, extended, and meticulously refurbished 3-bedroom semi-detached family home situated moments from the picturesque Green. Boasting a high specification and a 88 ft+ south facing garden, the property benefits from close proximity to Croxley Green's excellent local schools, shops, and transport links.

Upon entering, you are welcomed by an inviting front lounge, where a custom-built sleek media wall creates the perfect focal point for relaxing evenings. This leads through to a versatile second reception room currently utilised as a playroom. This flexible space offers excellent adaptability to suit your lifestyle. Fully glazed doors from here open directly into the true heart of the home, a breath taking, light-filled kitchen, dining, and family room. Adorned with premium stone worktops, the kitchen comes fully equipped with high-end integrated appliances, including a double oven, fridge / freezer and dual dishwashers. From the dining area, bi-fold doors seamlessly connect the indoor space to the outdoor opening onto a beautifully landscaped, large south-facing garden, which features a spacious patio area ideal for outdoor dining and entertaining, leading down to a generous lawned area. A highly practical utility room and a convenient downstairs shower room complete the ground floor. The entire ground floor benefits from underfloor heating.

Upstairs there are three bedrooms serviced by a luxurious family bathroom. The principal and second bedrooms both benefit from custom built-in wardrobes.

Externally, the property boasts ample off-street parking for up to three cars and a garage ideal for storage. Situated in a prime Croxley Green location close to the Green, excellent schooling, and local amenities, this exceptional home represents a rare opportunity not to be missed. Viewing highly recommended.

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