

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**HASTINGS WAY, CROXLEY GREEN,  
RICKMANSWORTH, WD3 3SQ**

**£635,000**

# 3 Bedroom House - Semi-Detached located in Rickmansworth

A much-loved family home in Croxley Green, ready for its next chapter. Immaculately kept with off-street parking, a 100ft garden and potential to extend (STPP). Located a short walk from Infant, Junior and Secondary schools.

A cherished family home for over 68 years, our three bedroom semi-detached property in Hastings Way is now ready to begin its next chapter with a new family. Set within a peaceful and sought-after cul-de-sac in Croxley Green and offered for sale with no upper chain.

The ground floor features a welcoming entrance hallway leading to a dual aspect through reception room which is bright and spacious, perfect for family gatherings and relaxed evenings. The kitchen offers excellent potential to reconfigure and modernise.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. The property benefits from good standard double glazing, the boiler was installed just one year ago. The home has been impressively well maintained, reflecting the care and attention it has continuously received.

Outside, the home has off-street parking for two cars and a south facing rear garden of approximately 100ft, which has well maintained and is enclosed by panel fencing, well stocked mature beds, shed and greenhouse. The property also offers scope to update and extend (subject to planning permission) to create a lovely family home.

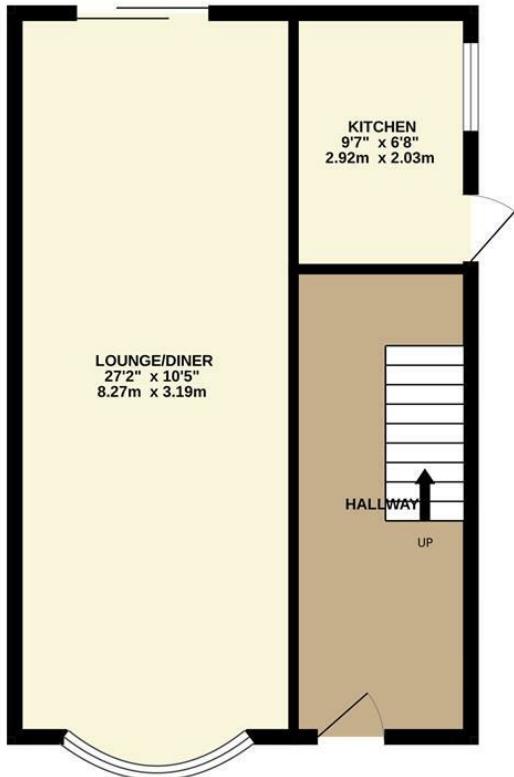
Ideally situated within walking distance of highly regarded primary and secondary

schools, local shops, picturesque countryside walks, and excellent transport links, including the Metropolitan Line station, this home offers the perfect balance of community living and convenience.

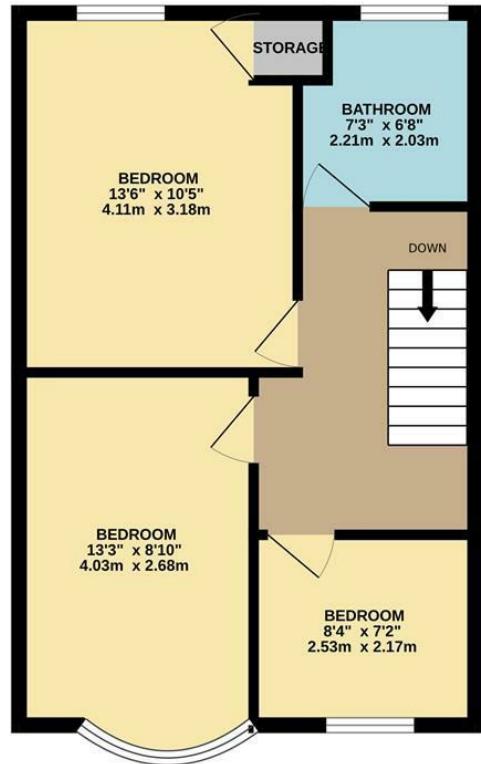


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GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



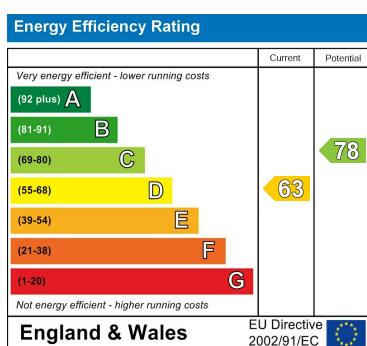
TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

D

Energy Performance Graph



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