

4 Bateman Road,
Croxley Green, Rickmansworth,
Hertfordshire WD3 3BL
Price Guide £785,000



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Property Highlights

- ✓ An Extended Five Bedroom Semi Detached Family Home
- ✓ Kitchen/Lounge/Dining Room
- ✓ Sitting Room, Cloakroom, Utility Room
- ✓ Oak Flooring throughout the ground floor
- ✓ Main Bedroom with Walk In Wardrobe & En-Suite Shower Room
- ✓ Four Further Bedrooms and a Family Bathroom
- ✓ Tv and data points to most rooms.
- ✓ Sealed Unit Double Glazing
- ✓ Gas Fired Central Heating
- ✓ Block Paved Driveway
- ✓ Games Room/Cabin
- ✓ Within the Catchment Area and close to Harvey Road and Rickmansworth Schools



How can we help you?

Need a mortgage? We recommend Guest Independent Mortgage Advice Ltd. They can search the market for you and ensure the right lender and mortgage deal are recommend-ed. They typically achieve mortgage offers much quicker than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call them on 0845 026 8527, or visit their website for more info: www..mortgages.co.uk

Property to sell? If you need to sell a property in order to buy, you ide-ally need to be on the market at least (and preferably sold stc) before viewing, otherwise you may lose out to other buyers when the right property comes along. We can get your property 'live' quickly, usually within 48 hours and sometimes on the same day. Just ask for a free valuation and we can pop out to your property and discuss your needs.

Need a solicitor? A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We can instruct a local firm that is competitive on cost and very reliable. Just ask for a quote.

Need a surveyor? If you are getting a mortgage then the mortgage lender will instruct a basic valuation on the property you are buying. If you want a more detailed survey you might be able to do this through the mortgage lender. If not, or if you are not getting a mortgage or just prefer to instruct your own surveyor, we can recommend someone to you. Just let us know if we can help!

Property Description

An extended semi detached family home set within this sought after commuter village in a cul-de-sac located off the Watford Road close to both Harvey Road and Rickmansworth Schools. There are local shops at the top of Scots Hill and nearby New Road including the Co-op and Library, not far are The Green and Metropolitan Line Station . The property briefly comprises entrance hall, sitting room, kitchen/ breakfast/family room, utility room, Cloakroom, main bedroom with walk-in wardrobe and en-suite shower room, four further bedrooms, family bath/shower room, off street parking, mature rear garden with a detached cabin/play room.

The Green is a delightful focal point of the village of Croxley Green which is adjacent to some of the area's finest countryside and close to the Chess Valley with its picturesque walks and many facilities for sport and leisure including football, cricket, tennis, golf, fishing the list goes on. The area is well catered for with a good selection of both state and private schooling, nearby Rickmansworth has Marks & Spencer, Waitrose and Tesco supermarkets. Road and rail communications are excellent with Metropolitan Line trains from both Croxley Green and Rickmansworth Stations (Baker Street) and Chiltern line (Marylebone) as well as junctions 17, 18 & 19 of the M25 linking to the national motorway network giving access to Heathrow and Luton airports.

EPC Grade C



Entrance Hallway

Spindle banister stair to the first floor, under stairs cupboards, radiator.

Sitting Room

Bay window, radiator.

Utility Room

Work tops with tiled splash backs, sink with mixer tap, plumbed for washing machine, vented for tumble dryer, shelved timber cupboard.

Cloakroom

Wash hand basin with mixer tap and cupboards under, wc, tiled splashbacks, extractor fan.

Kitchen/Breakfast/Family Room

The kitchen area has under floor heating, Quartz worktop, soft close cupboards and drawers, Neff induction hob, Neff stainless steel extractor hood above, Neff fan assisted double oven with microwave and grill, Siemens dishwasher, central island unit with timber worktop and cupboards and drawers below, tv aerial point, 15 down lighters, cupboard housing Vaillant gas fired boiler and Megaflow pressurised hot water tank, double doors to garden.

First Floor

Landing

Spindle banister stairs to second floor.

Bedroom 2

Bay window, tv and data points, two fitted shelves, hanging rail.

Bedroom 3

Tv and data points, radiator.

Bedroom 4

Tv and data points, radiator.

Bedroom 5/Study

Tv and data points.

Family Bathroom

Spa bath with hand held shower, corner cubicle with power shower, wash hand basin, wc, ceramic tiled walls and floor, under floor heating, down lights.

Second Floor

Main Bedroom

Dual aspect, range of built in wardrobes with cupboards, shelving, tv point, walk in wardrobe with three hanging rails, eaves access and door to-

En Suite Shower Room

Wide cubicle with power shower, wash hand basin with mixer tap, wc, chrome heated towel rail, medicine cabinet, ceramic tiled walls and floor, extractor fan.

Outside

To the front is a block paved driveway with a side gate leading to a wide pathway giving access to the rear. The back garden has a stone paved patio, the remainder laid to lawn with a stepping stone pathway, mature shrubs either side including laurel and fir, at the rear is the cabin/games room with a concrete base and covered area behind (useful bike store etc). The garden is bounded by panel and feather board fencing.

Cabin/GamesRoom

Triple aspect, pitched roof, light and power, double doors to garden.

EDP Grade C

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