

FREEHOLD



House - Terraced (EPC Rating: C)

**GLOUCESTER COURT, CROXLEY
GREEN, RICKMANSWORTH, WD3 3FS**

Asking Price

£635,000

4 Bedroom House - Terraced located in Rickmansworth

A delightful four bedroom, three bathroom mid-terrace house situated in a rarely available private gated development in Croxley Green. Gloucester Court being directly opposite the main original Manor house within its own beautifully landscaped communal grounds.

Situated close to local shops, schools and a short walk from Croxley Met Line Underground Station. The property is offered for sale with no upper chain and internal viewing is highly recommended.

Full Description

Ground Floor

Entrance - Double glazed door into hallway. With door to Reception One, WC and stairs to First Floor, spot lighting, radiator and powerpoints.

Cloakroom - Obscured double glazed window to front. WC, pedestal hand wash basin, radiator with ceramic tiled floor, spot lights. Electric fuse board.

Reception One - 5.19 x 3.77 (17'0" x 12'4") - Currently set up as a welcoming lounge with double glazed window to front, with fitted window seat, good quality wood effect flooring, radiator, pendant lighting.

Reception Two - 4.71 x 3.41 (15'5" x 11'2") - With room for sofa and media wall, full sized dining room table, door to understairs storage, opening out onto the

Kitchen - 4.71 x 3.51 (15'5" x 11'6") - An extended area being the hub of the home. Fitted with a wide range of contemporary style units in a high gloss white finish, roll edged laminate worktops incorporating a breakfast bar. Integrated fridge/freezer and dishwasher, double oven and gas hob with extractor fan over. Spot lighting, contemporary pendant lighting in addition to plenty of natural light provided by two roof lightwell windows. Double glazed French doors leading to the rear garden. Ceramic tile flooring and spot lights.

First Floor

Landing - Open area with balustrade, lighting, access to stairs to second floor. Doors to

Bedroom One - 3.70 x 2.55 (12'1" x 8'4") - Double glazed window with rear aspect, lighting, radiator, fitted wardrobes, carpet to floor. Ensuite shower room - enclosed shower with tiled walls, heated towel rail, WC, wash basin with tiled splash backs, spot lights, extractor fan.

Bedroom 2 - 3.02 x 2.83 (9'11" x 9'3") - Double glazed window to front aspect, radiator, fitted wardrobes and carpet to floor.

Bedroom 3 - 2.59 x 2.16 (8'6" x 7'1") - Double glazed window over rear aspect, radiator, carpet to floor.

Bathroom - Obscure double glazed window with front aspect. White suite comprising of panel bath, with shower attachment over, heated towel rail, WC, vanity unit housing hand wash basin with tiled splash backs. Spot lighting and extractor fan.

Second Floor

Master Bedroom - 6.49 x 9.3 (21'3" x 9'3") - A super impressive room of generous sized with double glazed windows to both front and rear aspect, lighting, radiator, fitted wardrobes, carpet to floor.

Bathroom - 2.55 x 1.75 (8'4" x 5'9") - Double walk-in shower, heated towel rail, WC, Tiles to floor and walls. Spot lighting and extractor fan.

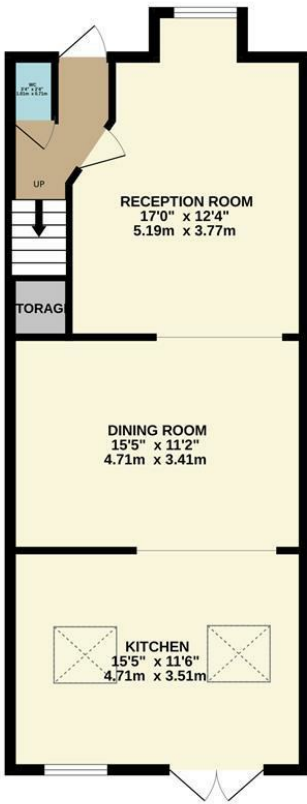
Shaped paved patio leading onto lawn with fenced boundaries. Two parking spaces.

Small Service Charge of approximately £270 per six months.

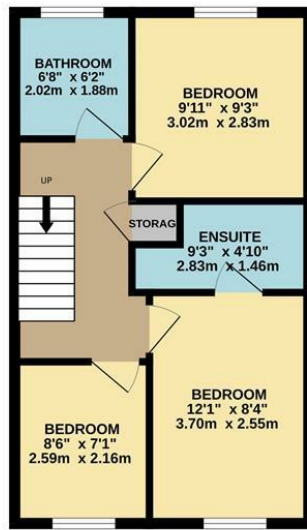


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GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



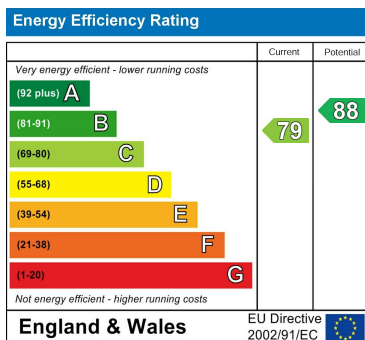
TOTAL FLOOR AREA: 1288 sq.ft. (119.6 sq.m.) approx.

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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C

Energy Performance Graph



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