

FREEHOLD



House - End Terrace (EPC Rating:)

**GONVILLE AVENUE, CROXLEY GREEN,
RICKMANSWORTH, WD3 3BY**

£735,000

4 Bedroom House - End Terrace located in Rickmansworth

Gonville Avenue is a well appointed four bedroom family home within a short walk to Rickmansworth School and is set in a sought after road. Short walks to open countryside, the village green, local shops and Metropolitan train station. EPC has been ordered and details will be updated shortly.

An outstanding four bedroom family home of size and quality, ideally positioned a short stroll to the station and town.

This exceptional home has been significantly improved and extended in recent years with stylish accommodation and a hugely impressive kitchen/family room. The extended kitchen is built to a high specification and is ideal for family living and entertaining.

The property has also been extended into the loft and also features two bathrooms and generous living room, driveway parking, garage and a large rear garden.

Exterior

Approach via the block paved drive with off-road parking for two cars, then laid to lawn and hedging.

Interior

The UPVC front door to the hall with door the downstairs shower room, reception and kitchen-cum-reception room.

The front reception with double window to front aspect is a wonderful space with plenty of room for entertaining, storage and furniture. Carpet to floor, pendant lighting, radiators and fireplace.

The downstairs shower-room is a handy addition, with full-size shower, wc and vanity basin.

The kitchen, which also has the benefit of a

separate utility room, has been extended to provide an amazing space for cooking and entertaining, with plenty of built in storage cupboards, integrated appliances, extractor, stainless steel sink with drainer overlooking the garden, kitchen island with seating, space for large dining table and chairs.

Stairs leading to the first floor hallway with door leading to three bedrooms and bathroom. All three bedrooms are good size doubles. The bathroom has full-size bath, power-shower with glass screen, wc and sink with built in vanity unit.

On the second floor is the fourth bedroom, an excellent space of over 20m² which could provide a multitude of uses and is perfectly adaptable to your family's needs.

The rear garden is mainly laid to lawn, with patio area, block paved path leading to a decking area with seating, and a separate attractive pergola with yet another seating area with barbeque space. The perfect spot for a Sunday afternoon barbeque gathering.

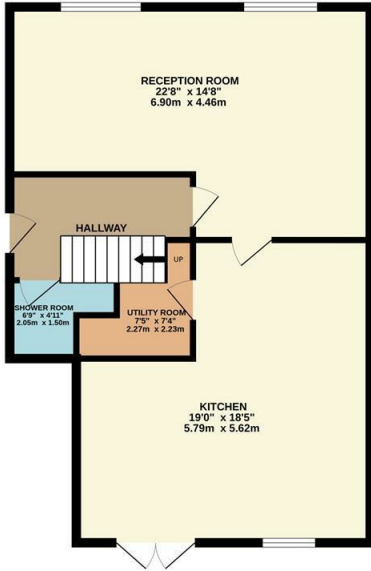
The garage with up and over door can be used as an additional storage space.

The vendor has found and we would like to invite a chain free purchaser. We are flexible with viewings – please call 01923 220012 to book your viewing today!

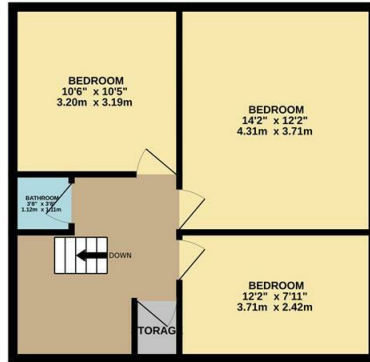


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

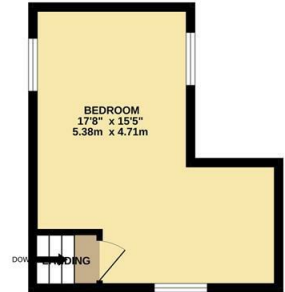
GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (133.0 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.
Made with Metropix ©2024

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

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 are advised to recheck the

