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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Croxley Green

OFFERS IN EXCESS OF £950,000

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Located towards the end of a wonderful cul-de-sac on a Southerly facing corner plot and approaching 2,000 sq ft in size with accommodation over three floors to include the most stunning open plan kitchen/dining/family room opening to the garden. Early enquiries are essential.

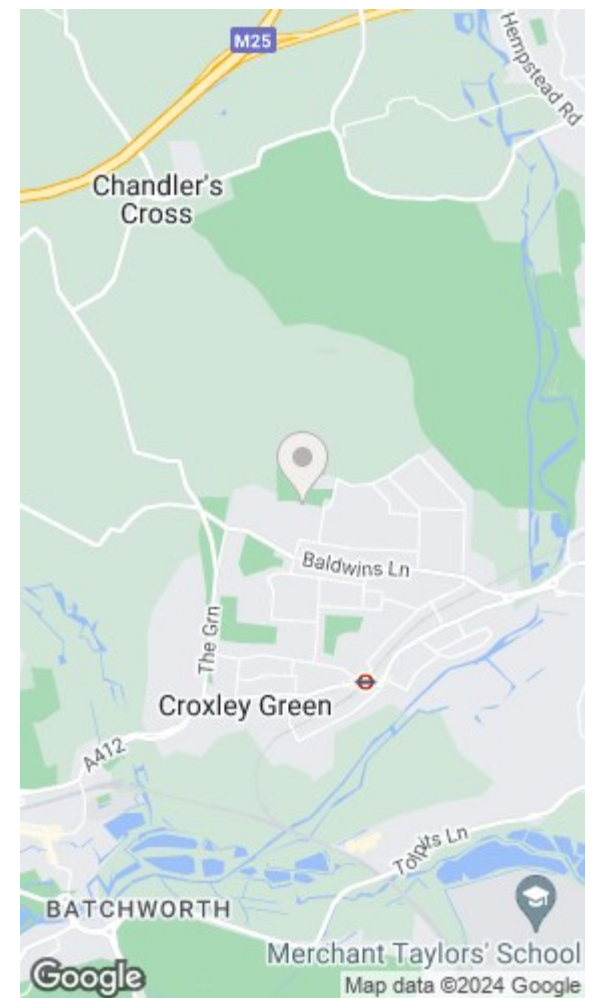


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Total area: approx. 172.5 sq. metres (1857.1 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	
England & Wales		England & Wales	





A modern family home which is offered for sale in good decorative order having been the subject of extensive extensions and renovations.



#### Ground Floor

The front door opens directly to the entrance hall which has a door to the righthand side opening to a ground floor cloakroom fitted with a two piece suite, stairs rising to the first floor and double doors opening to a dedicated living room which overlooks the front of the property. Moving directly down the entrance hall a door opens to what can only be described as the perfect party room, ideal for entertaining. An open plan kitchen/dining/family room which is flooded by natural light by means of roof lantern, Velux windows to the side and two sets of bi-folding doors opening to the rear garden. The kitchen area is fitted with a range of base and eye level units with a central island and complimented by a range of fitted appliances and the benefit of a separate utility room and courtesy door opening to the garage.

#### First Floor

Rising to the first floor doors open to bedrooms two (with ensuite shower room), three and four both of which are well served by the family bathroom. Bedrooms two and three both boast an extensive range of fitted wardrobes with ample hanging and storage space. Stairs then ascend to the second floor where a door opens to a stunning principal bedroom suite which include a large window to the rear, Velux windows to the front and ample storage into the eaves. From here a door opens to a third bathroom which is fitted with a shower cubicle, low level wc and wash basin with a window to the rear.

#### Outside

To the front of the property, there is ample driveway parking and pedestrian access to the side leading to the rear garden. The driveway leads to a single garage with stable doors and lights. There is an extensive block paved patio directly to the rear of the house which also wrap around the side of the property. The main portion of the garden is laid to lawn and fully enclosed by fencing.

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#### The Location

The property is located in Croxley Green near Rickmansworth, an affluent suburb in north west London, on the northern side of A412 Rickmansworth Road, which connects with Junction 18 of the M25 motorway approximately 5 miles to the north west. The main commercial centre of Rickmansworth is located approximately 1.6 miles to the south west of the property, and provides a range of shopping facilities.

There are a number of state and private schools in the area, as well as leisure facilities, including golf courses such as West Herts Golf Club and health & fitness centres. The area is popular with commuters and benefits from easy access into Central London via Croxley Underground Station (Metropolitan Line). Rickmansworth national railway station with direct trains to Marylebone Station is located 1.7 miles to the south west of the property. The M25 is approximately 5 miles to the north west. The surrounding locality generally comprises a mix of private and some social housing, in a mix of houses and flats, together with educational and recreational facilities and some commercial properties.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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