

GUIDE PRICE

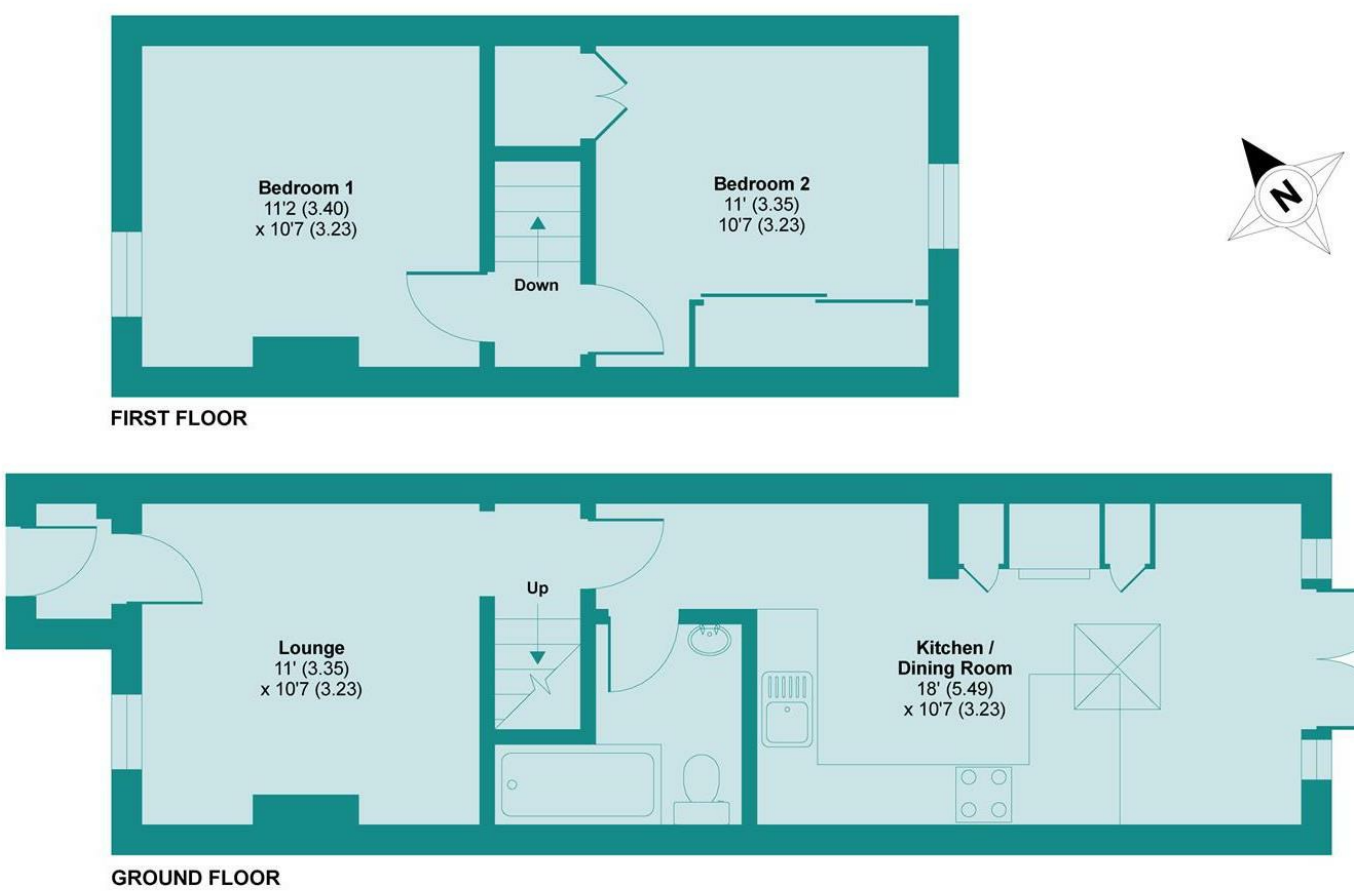
£450,000

SCOTS HILL

CROXLEY GREEN, RICKMANSWORTH, WD3 3AE

Scots Hill, Croxley Green, Rickmansworth, WD3 3AE

APPROX. GROSS INTERNAL FLOOR AREA 699 SQ FT 64.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

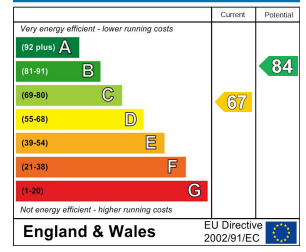
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LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



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/tenants are advised to recheck the measurements

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PROPERTY SUMMARY

CHAIN FREE. A fantastic opportunity to purchase this beautifully refurbished two-bedroom character cottage, perfectly balancing period charm with modern living. Located within easy reach of the highly regarded Rickmansworth School, local shops, and both Rickmansworth and Croxley Green Metropolitan Line stations, this home is ideal for first-time buyers, downsizers, or investors alike.
The ground floor features a welcoming entrance porch leading into a cosy lounge, centred around a log burner. To the rear, the contemporary kitchen/breakfast room serves as the heart of the home, boasting underfloor heating, an extensive range of white gloss storage units and integrated appliances with French doors leading into the garden. A luxury ground floor bathroom suite completes the lower level. Upstairs, the first floor offers two well-proportioned double bedrooms with bedroom one retaining a period fireplace.
Outside, there is a private rear garden featuring a paved patio leading onto a lawned area. At the foot of the garden sits a highly functional garden shed equipped with power, offering excellent storage or workshop potential. Tastefully decorated throughout, this property effortlessly blends its original character features with contemporary upgrades.

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