



Character family home with great versatile living space

April Cottage, 309 New Road, Croxley Green, Rickmansworth, Hertfordshire, WD3 3HE

Freehold

savills

4 reception rooms • Kitchen/breakfast room • Utility room • Cloakroom • 5 bedrooms • 2 bath/shower rooms • Double carport, single garage and workshop • No upper chain

Local information

April Cottage is set behind gates along a narrow drive in a tucked-away location and is conveniently located close to Croxley Green Metropolitan line station which provides a service to Baker Street and the City. The Chiltern Turbo is available at Rickmansworth station (approximately 1.6 miles) for a service to Marylebone as well as the fast Metropolitan Line. Harvey Road Primary School is approximately 0.4 miles and Rickmansworth Secondary School is approximately 0.9 miles. There are local shops for every day needs and main shopping at either Rickmansworth or Watford. Croxley Woods and the popular Green are within walking distance too.

About this property

The house opens into the principal reception room with two bay windows and features a lovely period fireplace (with gas point) and overlooks the garden. The family room is dual aspect and has French doors out to the garden. The kitchen/ breakfast room is the focal point of the house and is fitted with an excellent range of wall and floor units with quartz work tops and a central island plus breakfast bar. Integrated appliances include wine fridge, dishwasher, microwave and there is an electric Total Control Aga. Off the kitchen is a cloakroom and a generous utility room with built-in cupboards. There is also a snug that links the family room, kitchen and living room. Finally the study/bedroom 5 with

feature fireplace and bay window completes the ground floor space.

On the first floor there is a lovely principal suite with a vaulted beamed ceiling and a generous dressing room and en suite with bath, shower, WC and vanity unit. This bedroom also has air conditioning. There are three further double bedrooms on this floor, all with built in cupboards and a family bathroom with bath, WC and vanity unit. The dressing room could be another bedroom if required.

Outside

The house is approached along a narrow drive and is gated at the garden plus there is a pedestrian side gate. The gardens are to the front and there is a lovely terrace and a climbing wisteria to the front elevation. The remainder of the garden is laid to lawn and has some mature trees. To the side of the house is a double carport, single garage and workshop.

Tenure

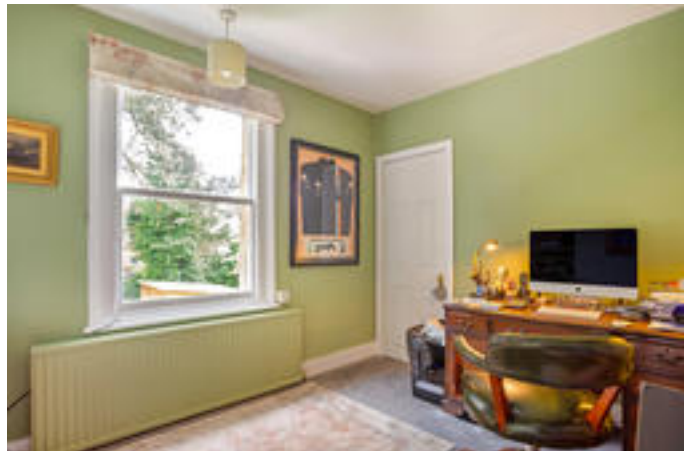
Freehold

EPC rating = D

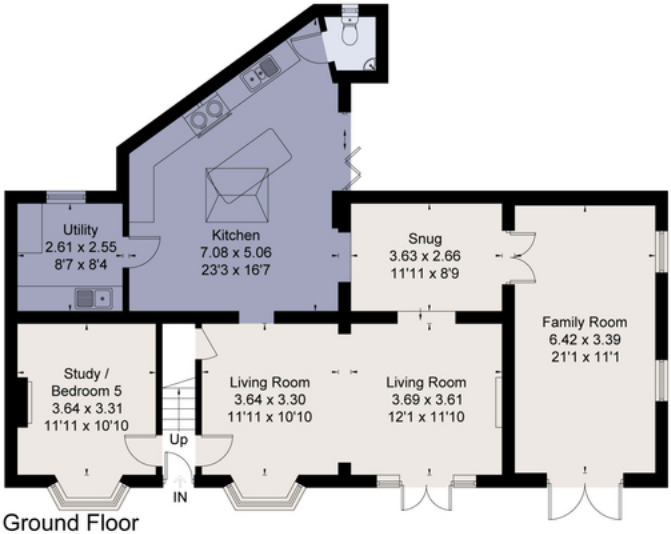
Viewing

Strictly by appointment with Savills

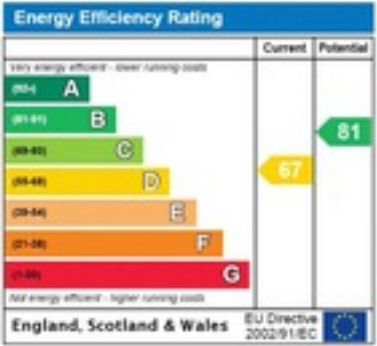




Approximate Area = 219.9 sq m / 2367 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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