



A most attractive home in a private road

Greensleeves, 58 Copthorne Road, Croxley Green, Rickmansworth, Hertfordshire, WD3 4AQ

Freehold



Hall • Cloakroom • Sitting Room • Dining Room • Snug • Study/TV Room • Conservatory • Kitchen • Principal bedroom with sitting room/bedroom 4 • En suite shower room • Two further bedrooms • Family bathroom • Garage Brick summerhouse • Gardens

Situation

Greensleeves is a delightful family home standing on a plot of approximately a quarter of an acre in one of the area's most sought-after roads and is offered for sale with no upper chain.

Rickmansworth Station (approximately a mile and a half) and Croxley Green station (approximately a mile) provide a frequent Metropolitan Line service to London. Rickmansworth also has the Chiltern Turbo, a fast main line service to Marylebone. There are local shops at Baldwins Lane and a more comprehensive selection in Rickmansworth. There is an excellent choice of schools both state and private within the vicinity including York House, Croxley Danes and Rickmansworth Secondary Schools and Little Green Primary School. The M25 can be accessed at Junctions 17 or 18, with links to the motorway network and major airports.

Description

Greensleeves is situated just off The Green in this most sought-after area. The house offers spacious and bright accommodation over two floors plus offers great potential to create an even larger home if needed or scope to open up some of the living area. The house opens into a lovely hall with a leaded light bay window and boasts a

pretty sitting room with feature inglenook fireplace with doors out to a lovely bright and sunny conservatory. Off the conservatory is a useful study or play room for children. From the hall is a cosy snug, a perfect area for reading when time permits and this also leads into the conservatory which has underfloor heating. The bespoke kitchen overlooks the garden and is fitted with a good range of oak wall and floor units with granite worktops and integrated appliances including a double oven, hob and dishwasher plus an American fridge/freezer and space for both washing machine and dryer. A cloakroom fitted with a full shower unit completes the ground floor space.

On the first floor, there is a spacious principal bedroom suite with a double aspect sitting room/bedroom four with a good range of built-in cupboards. The second/guest bedroom is double aspect and also has built in wardrobes. Bedroom three is currently used as a study and has a deep built-in cupboard over the stairs. The family bathroom has a three piece suite comprising a Vernon Tutbury vanity basin, bath with mixer taps and shower attachment and low level WC plus a heated towel rail.





The house is approached over a carriage drive with attractive stocked borders and gated side access to the rear garden. The drive provides parking for several cars and the single garage has light and power plus remote up and over doors.

The southerly facing rear garden is just fabulous and is laid to lawn with beautiful stocked borders, mature hedging and a pond. A large sun terrace makes for a perfect space to entertain leading to the lawn. There is a brick summerhouse which could be an ideal garden room, office or gym. There is also a brick store to the rear.

Directions

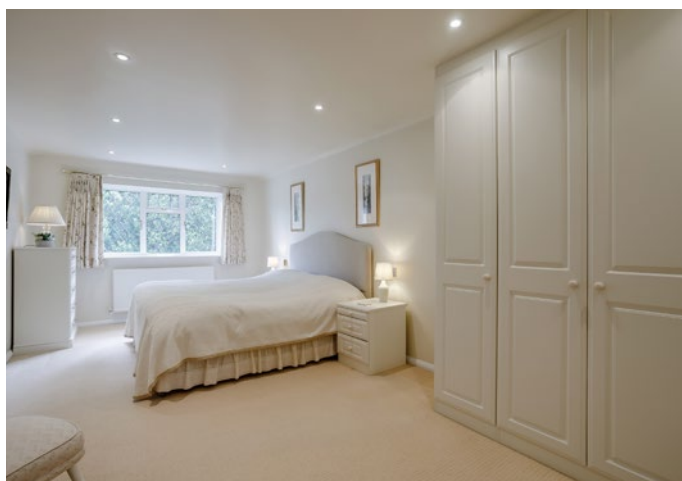
From Rickmansworth Station roundabout take the third exit signposted to Watford. At the next roundabout go straight up Scots Hill and at the mini roundabout at the top bear left onto The Green, continue along, and take the fifth turning into Copthorne Road and Greensleeves can be found on the left before Copthorne Close.

Energy Performance

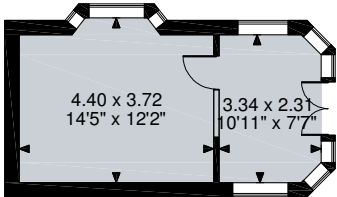
A copy of the full Energy Performance Certificate is available upon request.

Viewing

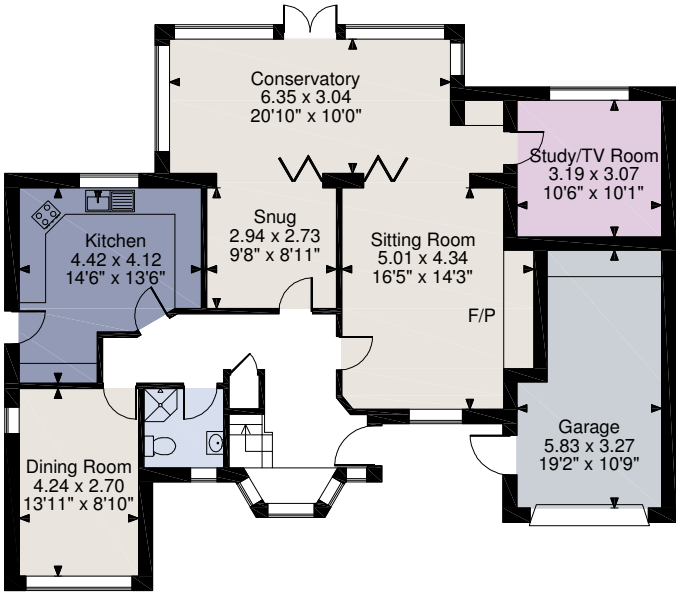
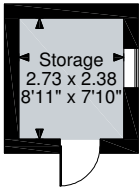
Strictly by appointment with Savills.



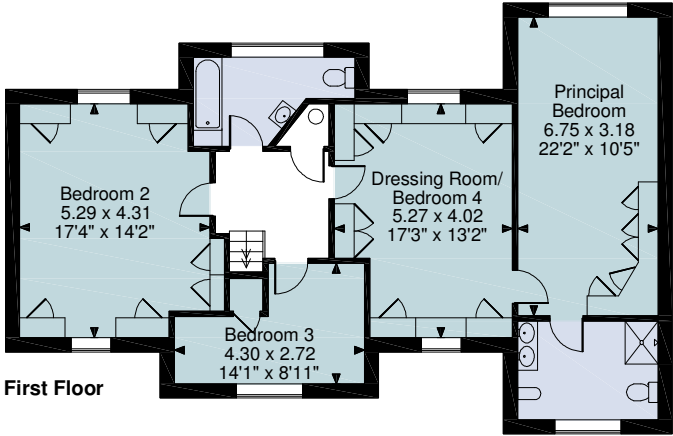
Copthorne Road, Croxley Green
Main House gross internal area = 2,216 sq ft / 206 sq m
Garage gross internal area = 183 sq ft / 17 sq m
Summer House & Storage gross internal area = 320 sq ft / 30 sq m
Total gross internal area = 2,719 sq ft / 253 sq m



Summer House

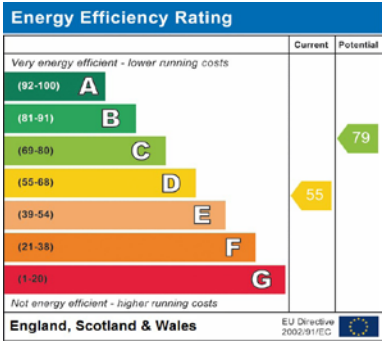


Ground Floor



First Floor

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