



Deceptively spacious cottage fronting The Green.

Clarendon Cottage, The Green, Croxley Green, Rickmansworth, Hertfordshire, WD3 3JA

£895,000 Freehold



Large entrance hall • Dining room • Sitting room • Kitchen • Utility room • Three double bedrooms • Two bath/shower rooms • Wrap-around gardens

Local information

Clarendon Cottage occupies an enviable position facing the Green and close to local shops, schools and transport links. Croxley Green Station (approximately one mile) provides a good underground service to Baker Street. Rickmansworth Station provides a frequent Metropolitan Line service to Baker Street and The City and the Chiltern Turbo a fast main line service to Marylebone. There is a selection of schools, both private and state within the area. The M25 can be accessed at Junctions 17 and 18, with links to the motorway network and major airports.

About this property

A charming three bedroom semi-detached character cottage facing directly onto the Green that has been sympathetically extended to offer well laid out living accommodation.

The property also has solar panels to reduce energy costs and make it environmentally friendly.

Ground floor:
Large entrance hall

Cloakroom/wc with utility cupboard and plumbing for a washing machine/dryer. Sitting room with doors opening to the garden, fireplace with AGA wood burning stove. Dining room with views over the green. Large under stairs storage cupboard. Modern fitted kitchen with Bosh appliances including convection oven, gas hob and microwave.

Freestanding island and fridge freezer available by separate negotiation.

First floor:

Landing - access to boarded loft. Principal bedroom has fitted wardrobes and an en suite with electric shower, wash hand basin & WC. Two further double bedrooms and family bathroom with bath and shower, wash hand basin and WC.

Outside: fully enclosed and secluded wrap-around gardens to the rear and side of the property. Large shed on a concrete base. Mainly laid to lawn with well stocked borders and patio.

Parking - the current owners have an informal arrangement to park in a designated space in Parrots Close which is a few yards from the house.

Tenure

Freehold

Local Authority

Three Rivers District Council

Council Tax

Band = F

Energy Performance

EPC Rating = C

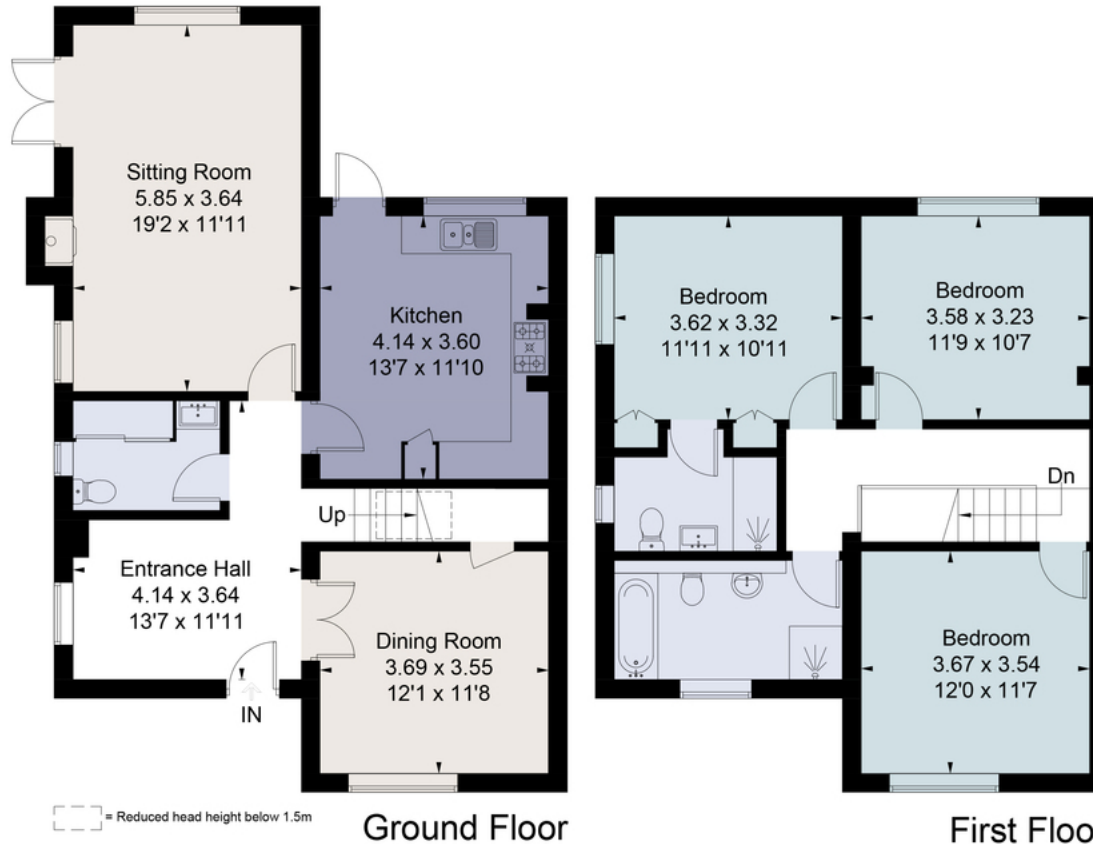
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills






Approximate Area = 135.9 sq m / 1463 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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Ground Floor
First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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