



Family home offering contemporary living.

6 Hertford Close, Croxley Green, Rickmansworth, Hertfordshire, WD3 3FY

Freehold



Hall • Sitting room • Family room • Kitchen/breakfast room • Principal bedroom with en suite shower room • Three further double bedrooms • Family bathroom • Gardens

#### Local information

6 Hertford Close is located on the popular Old Merchant Taylors development.

Croxley Green is a sought after village with its station being approximately a mile away offering a frequent Metropolitan Line service to Baker Street in approximately 35 minutes.

Rickmansworth Station is approximately 2.4 miles away providing both the Metropolitan Line to Baker Street and the City and the Chiltern Turbo to Marylebone.

There are local shops at Baldwins Lane and more extensive shopping at Rickmansworth and Watford.

The area has an excellent choice of schooling both state and private including Little Green Primary School and the new Croxley Danes school.

#### About this property

This stunning home has been carefully extended to the rear and offers great style and contemporary living. The sitting room and family room overlook the front and both feature Karndean flooring. The kitchen/breakfast room is undoubtedly the hub of the house and has been superbly fitted with an excellent range of bespoke built-in wall and floor units with a central island together with integrated Bosch appliances, Corian work tops and underfloor heating. The breakfast area has a great sitting area to sit and relax

with bi-fold doors out to the terrace and gardens. To the side of the kitchen is an inner hall which leads to a study, utility room with built-in units which compliment the kitchen and there is a cloakroom too.

On the first floor there are four bedrooms. The principal bedroom has an excellent range of built-in wardrobes and a stunning en suite shower room. There are three further double bedrooms, one with built-in wardrobes and a beautiful family bathroom.

#### Outside

To the front is off-street parking for two to three cars and overlooks a communal green area.

The rear garden is an undoubted feature and there are different seating areas with a lovely decked area and patio plus outside lighting making a great place to relax and enjoy this lovely home.

Within the development there is a communal park and play area and the use of tennis courts and football pitches. This is managed by the Residents Association.

#### Tenure

Freehold

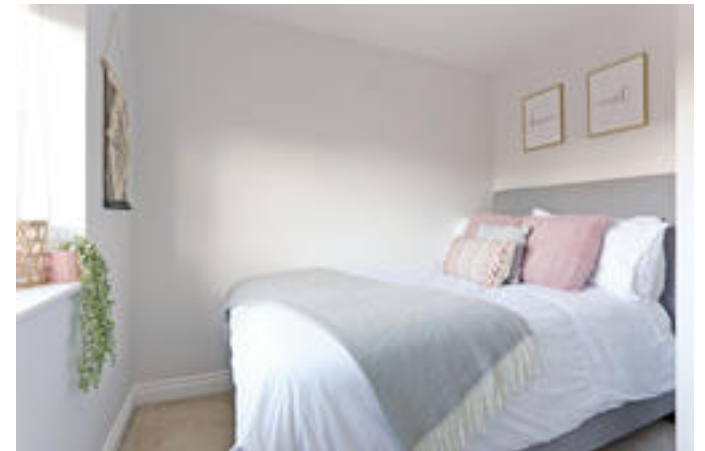
EPC rating = C

#### Viewing

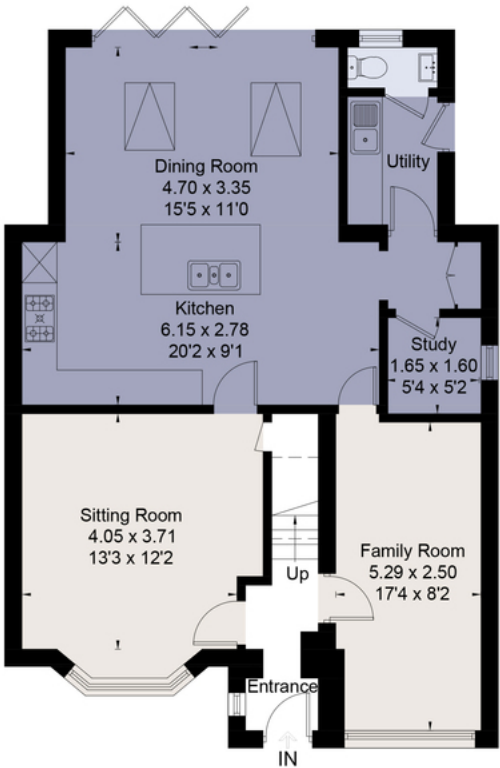
Strictly by appointment with Savills



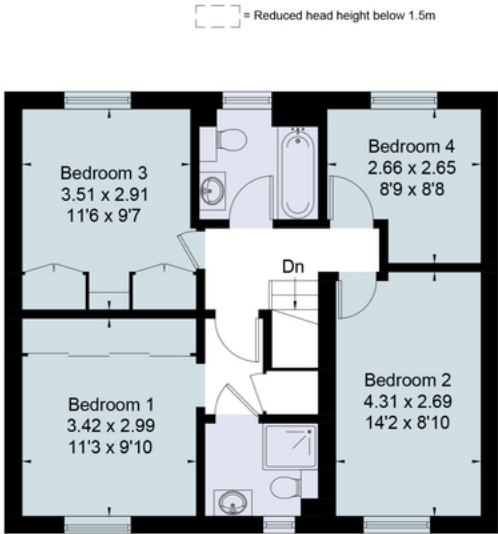




Approximate Area = 139.7 sq m / 1504 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)  
For identification only. Not to scale.  
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Ground Floor



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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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