



Copthorne Road

Croxley Green, Rickmansworth, WD3

binks
estate agent

{ The Particulars

Copthorne Road
Croxley Green, Rickmansworth, WD3

Guide Price: £1,250,000
Freehold

 **5 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

- Red brick detached house
- Sought after private road
- Five bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Bathroom and en-suite
- Extensive mature gardens
- Backing on to open fields
- Detached Garage and driveway
- EPC: F

Binks Estate Agents
Rickmansworth Road
Chorleywood, WD3 5SE
01923 282244
sales@binksweb.com
www.binksweb.com

The Property

Situated on the prestigious, private Copthorne Road is this exceptional five-bedroom detached house. Set in glorious, well-maintained gardens and backing on to the Chess Valley fields.

The property has been in the same ownership for over half a century and would benefit from some modernisation and improvement to create a lovely family home on this sought after road.

To the ground floor there is an entrance hallway with parquet flooring, a triple aspect living room with patio doors to the garden. The parquet flooring continues to the dining room and a sizable triple aspect study. The kitchen/breakfast room overlooks the rear garden with a built-in seating area and a door to the garden.

The downstairs is completed by a separate WC.

Upstairs the property has five bedrooms and a family bathroom. The main bedroom is dual aspect with built-in cupboards and an en-suite shower room.

The property sits in a generous, well-maintained plot with a west facing rear garden backing on to the open fields of the Chess Valley. A raised patio area wraps round the rear of the property offering different seating areas. The garden is mainly laid to lawn in three tiers and is bordered with a variety of established trees and shrubs including magnolia, silver birch, lilac and fig trees. Lower level offers mature fruit trees and a sizable well stocked vegetable patch which includes potatoes, runner beans and rhubarb. Compost area, wooden storage shed with attached summer house.

Detached red brick house, beautifully positioned in the sought after private Copthorne Road. The property has five bedrooms, three reception rooms and is set in extensive mature gardens with stunning views of the Chess Valley and the Royal Masonic School in the distance.

This highly desirable residence has been in the same ownership for over fifty years and offers scope for modernisation and improvement to create a superb family home. Offered to market chain free.

Front garden is mainly paved with York stone and steps leading down to the property, mature hedging, rhododendrons and a variety of flowers and aromatic shrubs, gravel driveway leading to the garage and gated side access.

Single detached garage with up and over door.

This delightful home is unique in its location and potential, offering a perfect union of attractive gardens and lovely views. Positioned this highly sought after private road in close proximity to exceptional local schools and desirable amenities.

Location

Croxley Green is an attractive village popular with commuters and families offering a variety of local shops, doctor's surgeries, dental practices and a library, pubs and restaurants and a pretty village green. There is an excellent range of schooling for all ages in both the public and private sector, and leisure facilities can be found nearby. There are convenient rail links via the Metropolitan Line station at Croxley Green offering frequent services into Baker Street (40 minutes). Rickmansworth station also offers mainline service into Marylebone (30 minutes) via the Chiltern Line. There is easy access to the M25 (J18) and the M40 and M1 and Heathrow Airport are only a short distance.

Costs

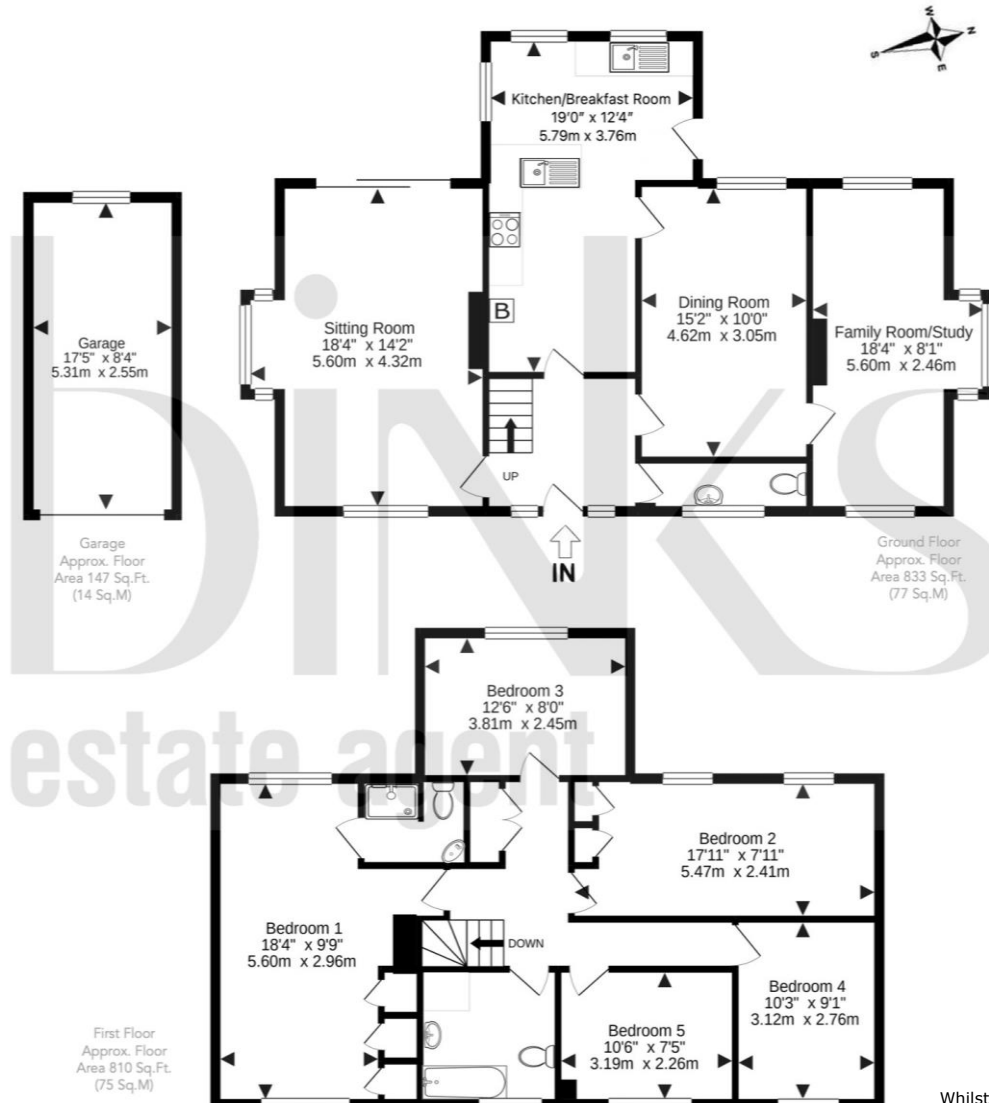
Council Tax: Three Rivers District Council – Band G - £3,653.81 (for the period 2024-2025)

Copthorne Road is a private no through road with a residents' association and a service charge of currently £75 per annum.

Copthorne Road, Croxley Green, Rickmansworth, Hertfordshire, WD3 4AB

Approx. Gross Internal Area

166 Sq M – 1790 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

