

JOHN ROBERTS & Co
estate agents

# 12 Yorke Road, Croxley Green, WD3 3DN

Guide Price £1,200,000

5 1 4 D



# 12 Yorke Road

## Croxley Green, WD3 3DN

- HANDSOME VICTORIAN PROPERTY
- FIVE BEDROOMS
- OPEN PLAN KITCHEN / BREAKFAST ROOM & SNUG
- TWO FURTHER RECEPTION ROOMS
- UTILITY ROOM, CLOAKROOM & CELLAR
- FAMILY BATHROOM
- REAR GARDEN IN EXCESS OF 115 FT IN LENGTH
- OFF-STREET PARKING OF TWO VEHICLES
- APPROXIMATELY 0.5 MILES TO CROXLEY STATION (METROPOLITAN LINE)
- CATCHMENT FOR RICKMANSWORTH SECONDARY SCHOOL & EXCELLENT PRIMARY SCHOOLS

This handsome family property, built in the late Victorian Era (1890) is flooded with natural light throughout and boasts an abundance of charm and character. Arranged over three floors (plus cellar), there are five bedrooms, three reception rooms, plus a generous open plan kitchen / breakfast area.

The property is conveniently located just a stones throw from excellent Primary Schools, Rickmansworth Secondary School, The Green and a short walk to Croxley Green Metropolitan Line Station.

Without a doubt, the hub of this family home is the open plan kitchen / breakfast room / snug. Situated at the rear of the property, over looking the rear gardens, features of note include natural flag stone flooring, vaulted ceilings and a cosy Victorian open fire place. The kitchen provides ample space for cooking and entertaining, with granite work tops over country style shaker cupboards and drawers. There is a separate utility room which provides access to the cellar and cloakroom. There are two further reception rooms at the front of the property.

The first floor benefits from four bedrooms and a family bathroom with separate walk in shower and a roll-top bath. A staircase leads to bedroom five and access to the loft, where there is potential to further extend. (STPP).

To the front of the property there is off-street parking for two vehicles. The private westerly facing rear garden is level and is mostly laid to lawn. The patio area adjacent to the property is a wonderful area for al-fresco dining and entertaining. At the rear of the garden there is a garden shed and ample space for further garden buildings.





Guide Price £1,200,000



**LOCATION:**
This property enjoys access to Croxley Green and Rickmansworth, with a fine selection of schools and shops. For more comprehensive shopping options Watford Town Centre is approximately 3 miles. For the commuter, Croxley Green and Rickmansworth are situated on the Metropolitan Line which provides access in to Central London and The City. (The Chiltern Railway service also runs into London Marlyebone from Rickmansworth). For those who drive, there is access to the M25 at Junctions 17 and 18. Private and state schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

**VIEWINGS:**
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

**TENURE:**
Freehold

**COUNCIL:**
Three Rivers DC





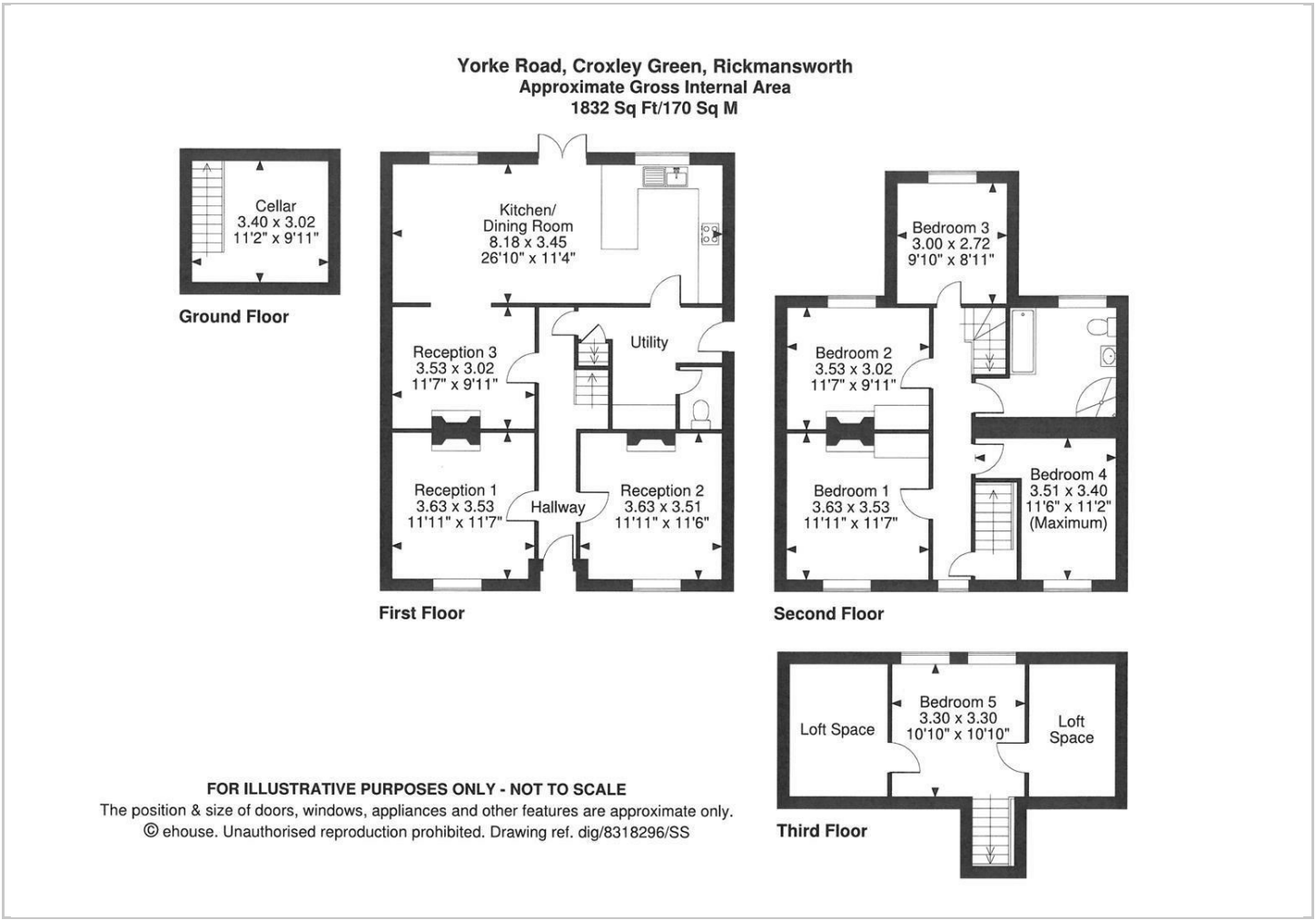




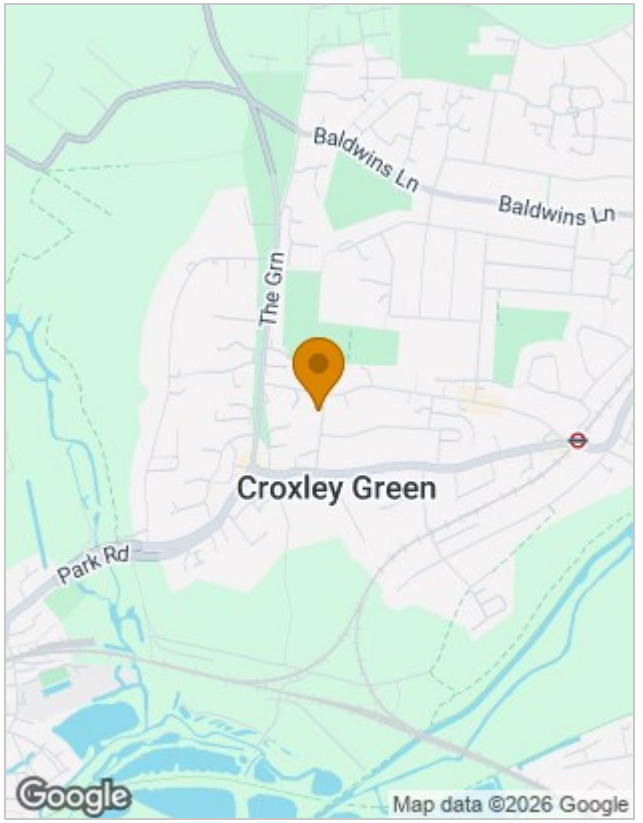




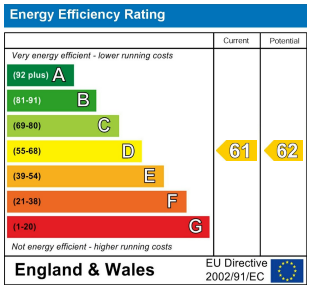
## Floor Plans




## Location Map




## Energy Performance Graph




## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ
Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk https://www.johnroberts.co.uk