

8 Frankland Road
Croxley Green WD3 3AU
£650,000 Guide Price



Ideally situated for those commuting into London and families looking for close proximity to Croxley Green's excellent schools in the area such as Harvey Road, Rickmansworth, Croxley Danes, and the Watford boys and girls grammar schools are in its catchment area. This large extended family size semi detached home is just perfect for those looking for a 5 bedroom house in a very popular road close to local shops, the canal and the moors which are perfect for dog walkers. The property has many benefits and still has scope for further development to the rear. Briefly the property has 2 reception rooms, w.c, kitchen/diner, 4 double beds plus a single bed, family size bathroom, D/G, OSP for 2 cars plus a large sunny garden with patio area. With a lovely feature fireplace this property has character and charm and with a lot to offer internal viewing is essential.



Entrance via original front door to:

Side window.

Hallway

Stairs to first floor with storage under stairs.
Radiator. Stripped wooden floor.



Rear reception room

Rear aspect room with feature fireplace, picture rail, 2 radiators, TV point, stripped wooden floor and double doors to:

Conservatory

Pitch roof conservatory and part brick wall.
Wooden floor and double doors to the rear garden.



Front reception

Double glazed rounded bay window to front,
picture rail, stripped wooden floor.

Kitchen

Light wood wall and base units with 1½ bowl
stainless steel sink unit. Gas hob, Electric oven,
tiled splash backs, Gas central heating boiler. Open
plan to:

Kitchen/Diner

Door to extended room to side, rear and front,
range of wall and base units with plumbing for
washing machine and fridge freezer and extra
space for free standing fridge. Lobby and door to:

Side entrance, storage area & WC

Low level WC and hand wash basin. Radiator.
Double glazed window to front.

Landing



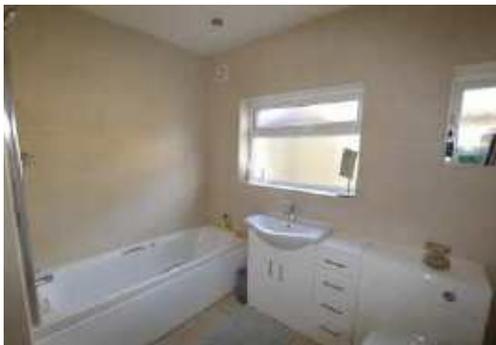


Good size landing with doors to all rooms and staircase to loft room, storage cupboard.

Bedroom 1

Double glazed window to rear, radiator and range of fitted wardrobes.

Bathroom



White suite comprising: Bath with side panel and shower over bath and mixer tap. Vanity wash basin and inset WC with push button flush. 2 Double glazed windows to side, tiled walls, extractor fan and tiled flooring.

Bedroom 2



Double glazed rounded bay window to front, laminate flooring and picture rail.

Bedroom 3

Double glazed window to front, exposed floor boards and radiator.

Loft Bedroom 4



Double glazed window to rear, radiator and laminate flooring.

Loft Bedroom 5

Double glazed window to side, 2 velux windows to front, radiator and laminate flooring.

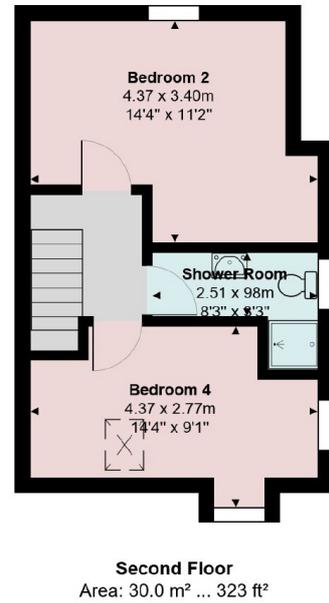
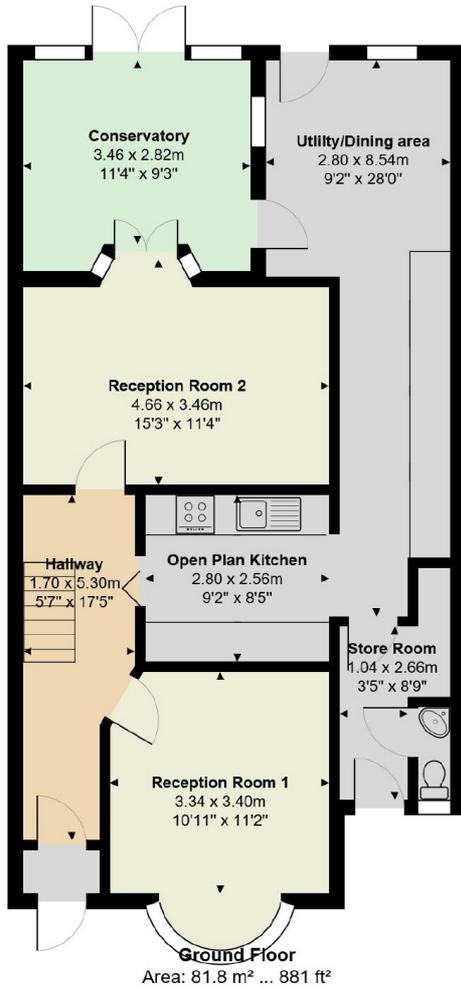
Front garden



Off street parking for 2 cars and double glazed side door to side extension.

Rear garden

Approx 100ft. Patio leading to lawn with mature shrub borders and trees. Summer house and shed.



Total Area: 156.8 m² ... 1688 ft²
 All measurements are approximate and for display purposes only

Energy Performance Certificate

8, Frankland Road, Croxley Green, RICKMANSWORTH, WD3 3AU
 Dwelling type: Semi-detached house Reference number: 8008-2535-6729-0297-7483
 Date of assessment: 17 April 2018 Type of assessment: RDS/AP - existing dwelling
 Date of certificate: 18 April 2018 Total floor area: 150 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 4,491
Over 3 years you could save: £ 1,971

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 399 over 3 years	£ 252 over 3 years	You could save £ 1,971 over 3 years
Heating	£ 3,513 over 3 years	£ 2,037 over 3 years	
Hot Water	£ 579 over 3 years	£ 231 over 3 years	
Total	£ 4,491	£ 2,520	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
92-100 (A)	67 (D)	82 (B)
81-91 (B)		
69-80 (C)		
55-68 (D)		
39-54 (E)		
21-38 (F)		
1-20 (G)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 618
2 Floor insulation (suspended floor)	£800 - £1,200	£ 165
3 Low energy lighting for all fixed outlets	£50	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Early viewing is advised so as to not be disappointed, to view the property please ring 01923 711651.

Please note the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.