

1C Links Way  
Croxley Green WD3 3RG  
£699,950



A great opportunity to purchase this good size detached family home with garage in the sought after location of Links Way, which is a short distance away from Croxley Danes School and walking distance to the Met line station and shops and bus stops located in Baldwins Lane it is also in the catchment area for the New Croxley Danes School and Watford grammar schools and Cassiobury Park. The property briefly comprises: Porch, hallway, through reception/dining room, a modern kitchen & utility room. 4 Bedrooms, a modern fitted bathroom and separate WC. The property has double glazing, Gas central heating and spaces for 2 cars to park.



Enclosed porch entrance with outside light

Via double glazed door with 2 side windows leading to lobby with a further internal wood door to:

Hallway

Stairs to first floor, radiator and wood laminate flooring. Door to reception room, ceiling light and doorway to:

Kitchen



A modern fitted range of wall and base units with Granite style work tops, stainless steel sink with mixer tap. Integrated appliances include: Oven with gas hob, extractor hood, dishwasher and free standing fridge freezer. DG window to rear with window blind and ceiling light. Laminate flooring and further door to:

Utility room



Washing machine and tumble dryer. Double glazed doors to front and rear. Ceiling light. Laminate flooring.

Through reception room



Good size through reception room with double glazed windows to the front and double glazed patio doors to rear. 6 sets of wall lights and 2 ceiling lights, wood laminate flooring. TV point and 2 radiators. Curtain poles to front and rear.

Landing



Doors to all rooms, loft access to fully insulated loft space. New carpet and ceiling light.

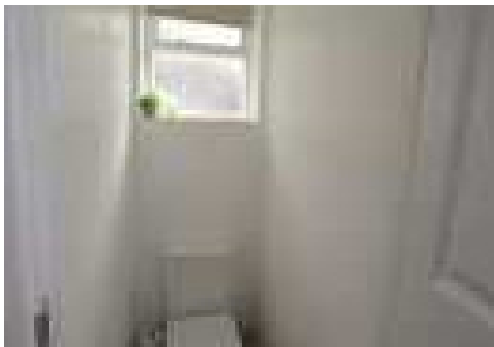
Bedroom 1

Rear aspect room with double glazed window and radiator. 2 wall lights, curtain poles. New carpet and airing cupboard housing the hot water tank.



### Bedroom 2

Double glazed window to front and matching side windows. Radiator, ceiling light and curtain rails. New Carpet.



### Bedroom 3

Double glazed window to front, radiator, ceiling light and curtain pole. New carpet.



### Bedroom 4

Double glazed window to side, radiator, ceiling light and curtain pole. New carpet.



### Bathroom

Newly fitted White suite comprising: Bath with side panel and Mira electric shower with height adjustable hand held shower head. Wash hand basin with pedestal and mixer tap. Extractor, fitted blind and ceiling light. Laminate flooring.



### WC

Newly fitted White low level WC with push button flush. Window to side and blind, laminate flooring and ceiling light.

### Front garden

Off street parking for 2 cars and access to:

### Garage

Up and over metal door with further double glazed door to rear. Boiler.

### Rear garden

West facing tiered rear garden approx 50ft with patio area leading to lawn with some mature shrubs.





**Ground Floor**  
Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

**First floor**  
Area: 46.1 m<sup>2</sup> ... 497 ft<sup>2</sup>

Total Area: 111.6 m<sup>2</sup> ... 1202 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Energy Performance Certificate**

1c, Links Way, Croxley Green, RICKMANSWORTH, WD3 3RG

Dwelling type: Detached house Reference number: 9018-9046-7259-0768-1900  
 Date of assessment: 19 January 2018 Type of assessment: RDS/A2, existing dwelling  
 Date of certificate: 19 January 2018 Total floor area: 91 m<sup>2</sup>

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: £ 2,337**  
**Over 3 years you could save £ 408**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 186 over 3 years	
Heating	£ 1,608 over 3 years	£ 1,503 over 3 years	
Hot Water	£ 381 over 3 years	£ 240 over 3 years	
<b>Total</b>	<b>£ 2,337</b>	<b>£ 1,929</b>	

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**

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 Floor insulation (solid floor)	£4,000 - £5,000	£ 132
2 Low energy lighting for all fixed outlets	£70	£ 144
3 Solar water heating	£4,000 - £5,000	£ 132

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-consultation](http://www.gov.uk/energy-grants-consultation) 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.