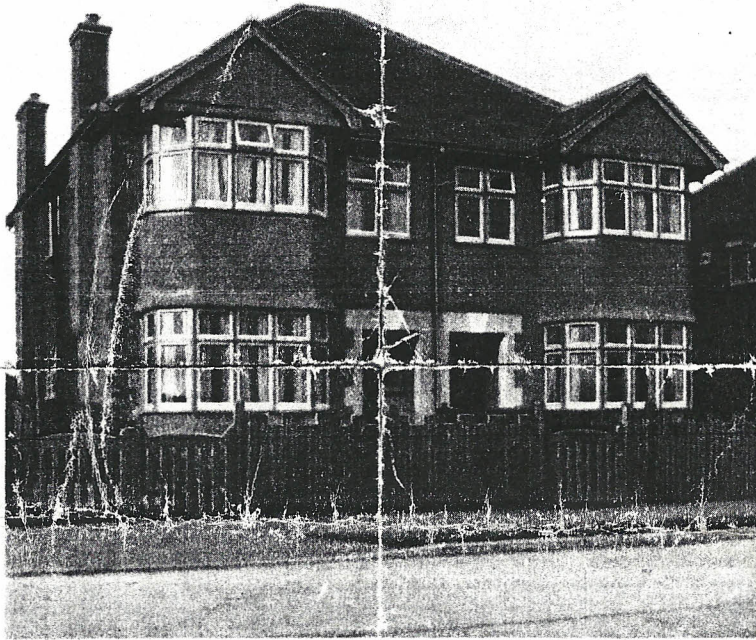


NUTTFIELD ESTATE

REALLY BETTER HOMES

Midst Delightful Surroundings

Between
Two Railway
Stations :
Croxley Metro.
and
L.M.S.



All Watford-
Rickmansworth
Buses pass the
Estate.

Unrivalled
Facilities.

'A' TYPE HOUSE

CROXLEY ESTATES LIMITED

ARTHUR PITKIN

FREDK. J. SIMMONDS

FRANKLAND ROAD
CROXLEY GREEN

HERTS.

Telephone

Rickmansworth 373

NUTTFIELD ESTATE situated on the main Watford-Rickmansworth bus route is between the two Croxley Stations. Right opposite the Metropolitan Station the situation is all that is to be desired. Unquestionably the most accessible Estate in the whole district. An excellent service of trains to London from both stations, and buses pass the Estate every few minutes to Watford and Rickmansworth. Croxley Hall woods practically surround the Estate and these woods and a very large area of the adjoining land has been acquired by the Rickmansworth Urban District Council for preservation as a permanent open space.

Its high altitude gives permanent views across the Gade Valley to Moor Park. Gravel subsoil is acknowledged ideal for building by medical authorities. Wide concrete roads bordered with concrete paths and grass verges, lighted with street lamps at night, are already laid down. As the houses are finished the paths are laid down thus presenting immediate clean access and obviating future road charges. The best schools, churches, cinemas and facilities for organised sport are within easy distance.

CROXLEY ESTATES LTD. are the leading firm and incidentally the oldest firm of builders operating in this area. We own the best sites and our established organisation is able to effect purchases of land and materials more economically than other firms. We are thus able to offer the public considerably better value and infinitely better financial terms than can be obtained elsewhere. The popularity of our houses challenges comparison. In the years 1933, 1934 and 1935 our yearly completed sales were greater than the combined sales of any two firms operating in this district. Our sales for this year to date are in excess of last year. A large percentage of our sales are the result of recommendations of satisfied clients.

A cordial invitation is extended to all intending house purchasers to inspect our houses at any time. It is advisable to inspect during course of erection any house one contemplates purchasing rather than the completely finished. We are pleased to receive visitors during working hours in order that they may thoroughly inspect the standard of materials used and the quality of our workmanship. The utmost importance is attached to all our undertakings large or small. All our houses are thoroughly inspected and passed by the Surveyor to the Rickmansworth Urban District Council and passed by him. We welcome independent surveys and never hesitate to subject any of our houses to a thorough expert examination by any independent Architect or Surveyor.

Concrete foundations covering the entire site with washed ballast and English Portland Cement, in excess of the local bye-law requirements are laid down. The whole of the brickwork is built with cement mortar and has a double slate dampcourse. Timber of selected quality is used and the whole of the joinery is English made. The ground floor is covered with draught proof tongued and grooved flooring. The roofs are close boarded and covered with English sand faced Broseley Pattern tiles. Imposing front elevations varied with every house or pair of houses as the case may be, give "That different appearance." Our aim is to get away from the usual monotonous regularity one finds on most Estates. Each house has garage space and in most cases an east to west aspect.

The following is a general description of the accommodation of our **'A' TYPE HOUSE** proved by our sales to be the most popular. Any house would be built to purchaser's requirements anywhere.

Centrally placed front doors give access to the entrance hall with a fine panelled staircase of Columbian pine. The staircase is not only attractive but a definite advance on the old baluster type, especially easy to keep clean. The hall contains a built-in double wardrobe, an exceptional feature in this class of house. A useful sized cupboard containing the meters, and with ample accommodation for the vacuum cleaner, golf clubs, etc., is under the stairs. There is also an alcove of suitable height for a hall stand or extra accommodation for hats and coats. Two way switching is provided to stairs and landing.

DINING ROOM. A well-lighted room 11ft. 6ins. by 13ft. 6ins. into bay gives ample room for a complete full sized dining room suite and the usual extra furniture. A point for wireless is provided.

LOUNGE. An exceptionally spacious room 16ft. by 14ft. into bay, with double casement doors to garden. A power point is provided and a point for electric clock if required.

KITCHEN. Situated between the Dining Room and Lounge we have obviated the objectional feature usually found in modern houses where the kitchen faces the front door. *Details will be found below.*

LANDING. Spacious landing with panelled balustrading. The heated linen cupboard opens on landing.

BEST BEDROOM. A really fine bedroom 16ft. by 14ft. into bay. An attractive tiled fireplace, electric or gas fire is fitted to choice.

SECOND BEDROOM. This bedroom does accommodate a full sized double bedroom suite without any suggestion of overcrowding. 9ft. 6in. by 14ft. into bay.

THIRD BEDROOM. A really good sized third bedroom, 10ft. 6ins. by 6ft. 3ins

BATHROOM.	Large and airy, beautifully tiled and fitted with full size square bath with marble panel. Chromium plated hot and cold shower spray, and lavatory basin.
W.C.	Separate W.C. adjoins bathroom. All the water pipes inside the houses are of copper.
COALS.	An outside wooden coal shed 5ft. by 4ft. by 6ft. high is erected on a concrete floor.
PATHS.	To complete the houses a concrete path is laid from the front gate to the front door. A continuous path is laid round the side of the house to the casement doors at the back. The width of the path is approximately 3ft.

OUR WONDER KITCHEN is the result of years of research work by the leading manufacturers of kitchen fittings in conjunction with the principals of the firm. This one example is typical of the rest of the house. We often hear the remark "Truly a housewife's paradise" made by visitors to our show house. Well ventilated, just the right size to enable the lady of the house to do her main household duties in comfort. Created by skilful planning and the embodiment of essential labour saving devices. The walls are tiled to Dado height with English white glazed tiles. On one side are grouped a deep white sink with white porcelain draining board, an Ideal boiler in coloured enamel and Swift gas copper to match. The boiler supplies hot water to the sink, bath and lavatory basin. There is also a point for the cooker. This half of the floor is tiled with red floor tiles. On the opposite side is a full length ceiling kitchen fitment of registered design and an **EXCLUSIVE FEATURE** obtainable only in our houses. Incorporated in this fitment is a large ventilated larder, two china cabinets with leaded lights to both pairs of doors, two extra large baize lined partitioned cutlery drawers, two metal lined bins for cakes, etc., and a general purpose cupboard fitted to take brooms and brushes. A kitchen table with a white porcelain enamelled top four feet in length. A drop seat for the table is fitted. A secret ironing board completes this remarkable piece of kitchen furniture. The point for the electric iron is, of course, close at hand. The whole fitment is finished in a delicate shade of green enamel with chromium fittings and glass drawer pulls.

The whole of the doors throughout the house are British made of British Columbian Pine fitted with English made mortise locks and chromium plated furniture. The doors on the ground floor have rising butts to clear carpets when opening. The electric light switches are flush to the wall and the lighting points are wired to and including the lamp holders. In the matter of fireplaces and decorations our clients are given entire freedom from our extensive stock.

The whole of the materials used are of the highest class and we claim that our houses are over 90% **BRITISH**. We buy only from merchants of the highest repute. Our reputation and theirs is our clients safeguard. House building is our business and all clients receive the personal attention of the principals. Our continuous record of very successful trading substantiates our claim of **SATISFACTION TO CLIENTS**.

MAY WE ADD YOUR NAME TO OUR EVER INCREASING CLIENTELE?

PARTICULARS OF PURCHASE COSTS OF HOUSES WE HAVE FOR SALE.

	PRICE	DEPOSIT	REPAYMENTS	RATES
DETACHED HOUSE ...	£850	£85	19/9 per week	5/6 per week
A TYPE HOUSE ...	£750	£75	17/5 do.	4/10 do.
B TYPE HOUSE ...	£725	£72 10s.	16/11 do.	4/8 do.
DOVER WAY HOUSE	£645	£64 10s.	15/- do.	4/6 do.

Smaller deposits are accepted in special cases.

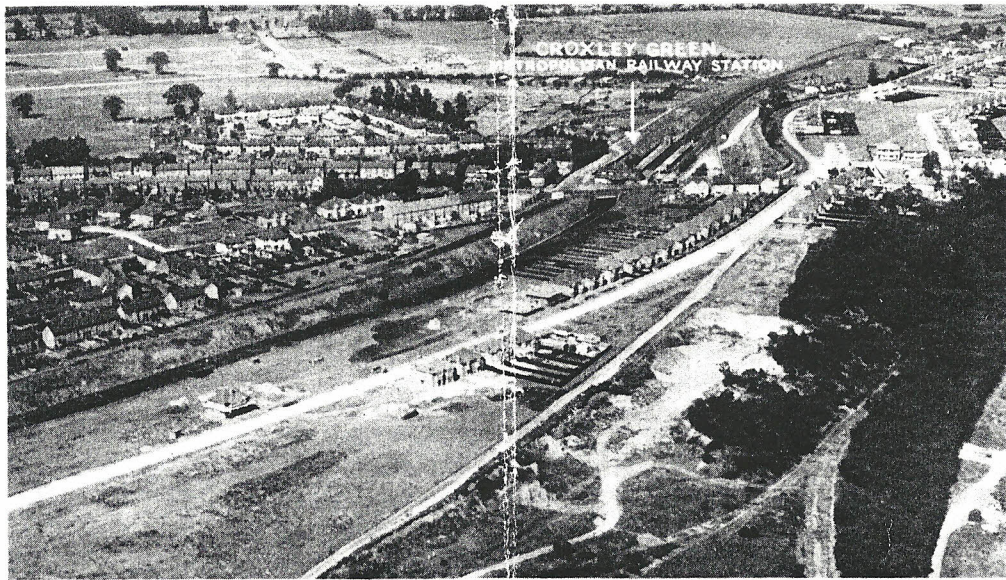
The above weekly repayments are calculated on the present Building Society rate of interest, viz. : 4½%, and are for a term of 25 years. We have special arrangements with the societies that mortgages can be repaid at any time or reduced by any amount, on payment of which, interest is reduced according to amount repaid.

Our prices are inclusive of all stamp duties, conveyance, mortgage and survey fees if the mortgage is arranged with the building society we nominate.

Purchasers are at liberty to arrange mortgages through any source or employ their own solicitor. In this case we pay stamp duty on the conveyance only.

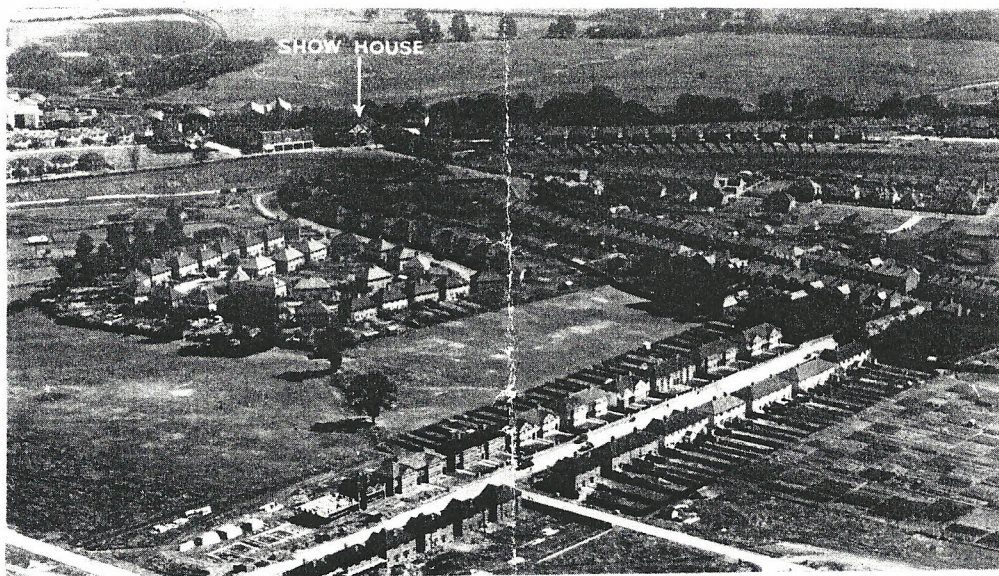
All our houses are **FREEHOLD**, free of title and **NO ROAD CHARGES**.

AERIAL PHOTOGRAPH OF NUTTFIELD ESTATE



Croxley Metro. Station is shown in foreground.
Fare stage of Watford-Rickmansworth Buses.

AERIAL PHOTOGRAPH OF CROXLEY



This photograph shows the Estate in the background with permanent open country beyond. The Show House is marked with arrow and the shops can be seen close at hand.