



GUIDE PRICE

**£585,000**

**Barton Way**

Croxley Green, WD3 3PB

## PROPERTY SUMMARY

Extended and well presented with a delightful cottage style garden. 3 bed semi in central location with short walk to Met Station and access to the great schools and shops . Ground floor accommodation includes; A Fitted oak kitchen with family dining space looking out onto rear garden. Through reception room and ground floor WC with utility space. The first floor has 3 bedrooms (2 with fitted wardrobes) and a family bathroom. Off street parking to the front with access to rear garden.

3



1



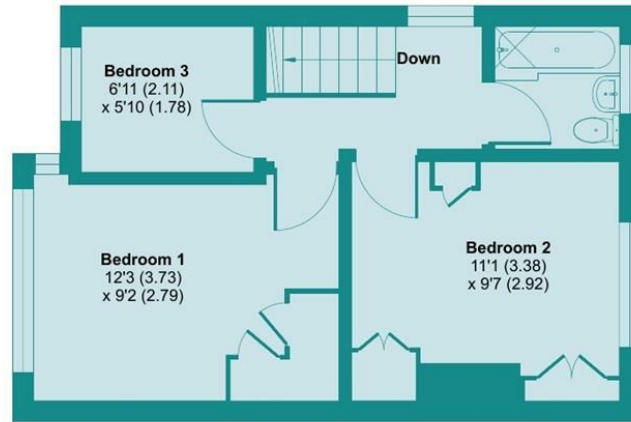
2



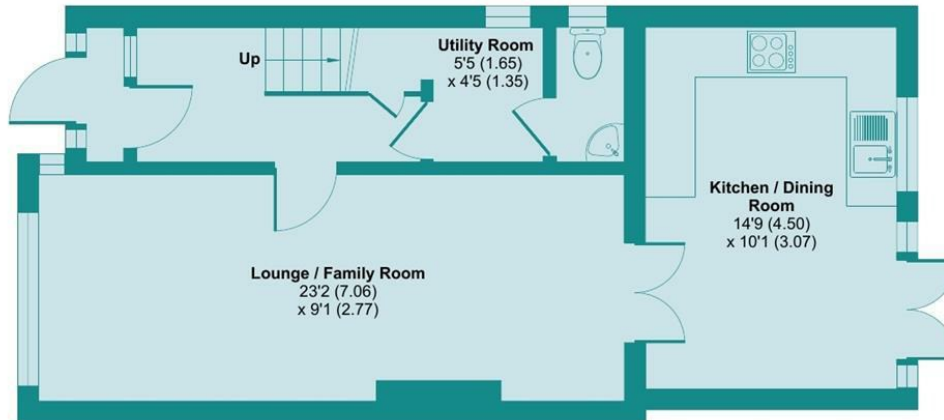


# Barton Way, Croxley Green, Rickmansworth, WD3 3PB

Approximate Area = 840 sq ft / 78 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Garden  
Approximate  
72'8 (22.19)  
x 20'1 (6.12)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for James Estate Agents. REF: 1037351

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		81	50

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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