

GUIDE PRICE

£690,000

Rousebarn Lane

Croxley Green, WD3 3RL

PROPERTY SUMMARY

Nestled in the semi-rural area of Croxley Green, this larger style semi-detached house on Rousebarn Lane offers balanced accommodation. Spanning an impressive 1,226 square feet, the property boasts four bedrooms, making it an ideal family home. The ground floor features two reception rooms, a kitchen, separate utility, and a shower room. Additionally, there is a downstairs bedroom. On the first floor you will find three further bedrooms along with a family shower room. The property benefits from off-street parking for two vehicles and a south westerly rear garden. Situated close to popular schools, West Herts Golf Club, and Cassiobury Park, this home is perfectly positioned for those who appreciate both leisure and education.

4



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Rousebarn Lane, Croxley Green, Rickmansworth, WD3 3RL

LOCAL AUTHORITY

Three Rivers District Council

TENURE

Freehold

COUNCIL TAX BAND

E

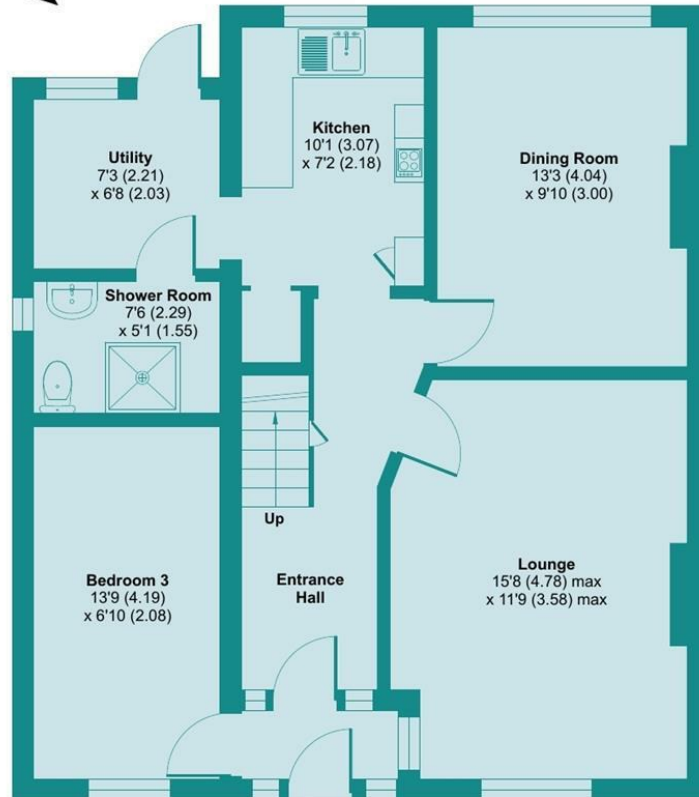
VIEWINGS

By prior appointment only

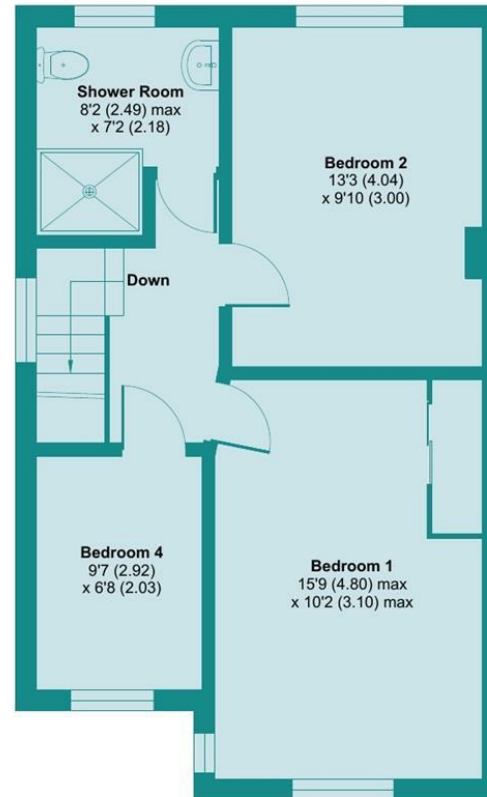
Approximate Area = 1226 sq ft / 113.9 sq m

For identification only - Not to scale

Garden
Approximate
57'8 (17.58)
x 29'9 (9.07)



GROUND FLOOR



FIRST FLOOR

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

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1227805

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