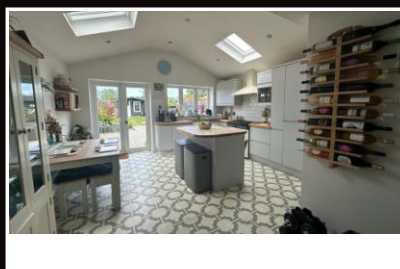




Barton Way, Croxley Green, Rickmansworth, WD3 3PA

£640,000

Freehold

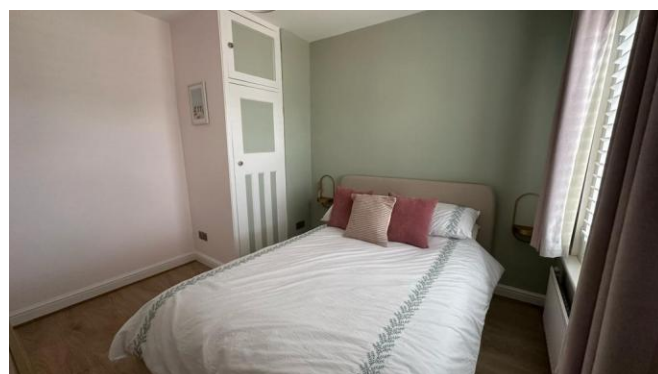


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Barton Way
Croxley Green
Rickmansworth
WD3 3PA
£640,000
Freehold

Brilliantly presented extended, bright and spacious, 3 bed house with double driveway and beautiful garden with outbuilding. The house has been modernised & is extremely well presented, with integrated appliances, stylish shutters, and a very generous open plan kitchen/dining/living room, making it the perfect family home, ready to move straight into. Conveniently situated between Rickmansworth and Watford, the sought after village of Croxley Green is perfect for easy access to London whilst enjoying the peaceful setting of a quieter, friendly village. This home is just a 5 minute walk to Croxley Underground Station (with frequent Metropolitan Line services) and has numerous bus routes to the likes of Watford & Rickmansworth. It is also in close proximity to the M25, M1, M40 and A40. Locally, you will find an abundance of stunning green open spaces, village green, the Grand Union Canal, golf clubs and leisure centres, pubs, cafes and excellent schools.



PORCH

Access via front upvc door with wooden laminate to floor. Useful area for coats and shoe storage.

ENTRANCE HALL

Spacious entrance hall with wooden laminate flooring and gas central heated radiator. Provides access to lounge, downstairs WC, open plan living/kitchen and stairs to first floor with storage space underneath.

OPEN PLAN LIVING/KITCHEN/DINING

23' 8" x 14' 5" (7.234m x 4.41m) (at largest) This extended room is the heart of the home and seamlessly connects the garden with the house through the patio doors. With two large velux windows, a rear window and the patio doors, the room is flooded with light. Having a designated living area, dining area and kitchen, makes it the perfect hub for hosting.

Wooden laminate flooring in living area, tiles to kitchen area and two gas central heated radiators. The modern fitted kitchen comprises a range of wall and base units with central island unit and solid oak worktops with Belfast sink. There are integrated appliances including brand new dishwasher and fridge/freezer and space for a large freestanding cooker with fitted extractor fan above. A-rated Worcester Bosch combi boiler with Hive controls fitted in November 2022.

UTILITY ROOM

5' 10" x 3' 11" (1.785m x 1.211m) Wooden laminate to floor and a range of wall and base units with solid oak worktop. Space for two under counter appliances.

LOUNGE

13' 8" x 3' 2" (4.184m x 3.120m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation. Light and spacious room with feature fireplace recess.

DOWNSTAIRS WC

Tiled flooring and gas central heated radiator. Two piece suite comprising of low level wc and wash hand basin.

STAIRS AND LANDING

Carpet to floor and access to three bedrooms, family bathroom, partly boarded loft and over stairs storage cupboard.

BEDROOM 1

13' 8" x 9' 6" (4.182m x 2.911m) Carpet to floor, gas central heated radiator and large upvc double glazed window to front elevation.

BEDROOM 2

10' 6" x 9' 6" (3.224m x 2.911m) Wooden laminate to floor, gas central heated radiator and upvc double glazed window to rear elevation. Fitted floor to ceiling storage cupboard.

BEDROOM 3

8' 4" x 6' 2" (2.541m x 1.901m) Wooden laminate to floor, gas central heated radiator and upvc double glazed window to front elevation.

BATHROOM

Tiles to floor, gas central heated towel rail and upvc double glazed frosted window to rear elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

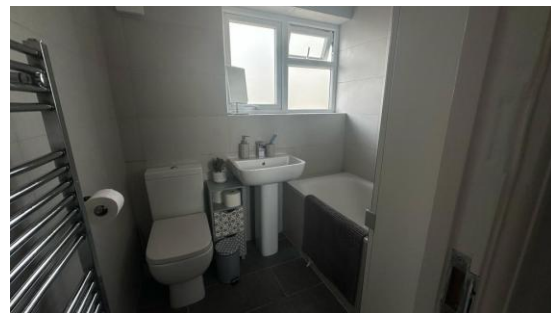
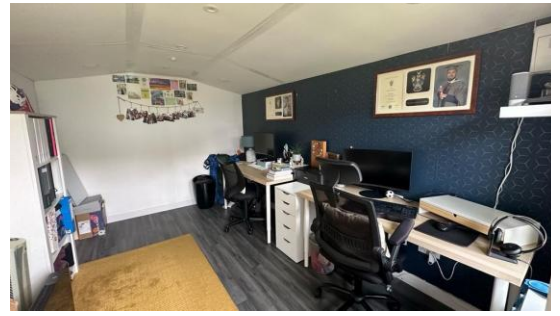
OUTSIDE

To the front of the property is a newly laid driveway with space for two cars. The rear landscaped garden features a large wooden decked area that flows through from the patio doors which is perfect for hosting BBQs and gatherings. Following this is an artificial lawn area, leading you to the outbuilding which can be utilised as bar, gym, office or workshop, there are electrics, a window, and a covered external area providing shelter for bikes. The garden has external access through rear gate.

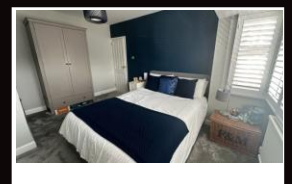
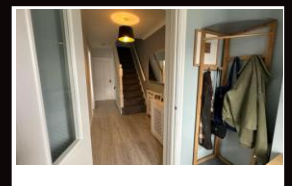
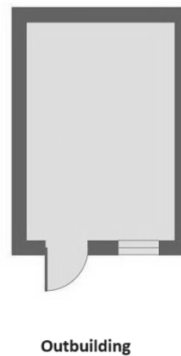
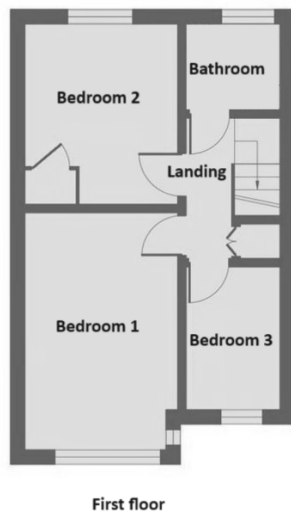
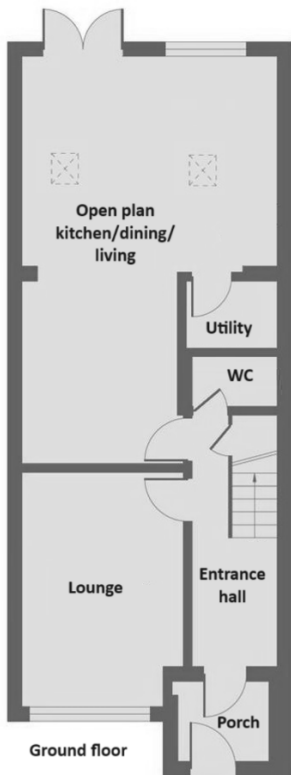
DISCLAIMER

Council tax band D.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.