

GUIDE PRICE

£665,000

Barton Way

Croxley Green, Rickmansworth, WD3 3PB

PROPERTY SUMMARY

Three bedroom semi-detached house located on popular Barton Way, It offers approx. 1,002 square feet (including the studio/office in the rear garden). The accommodation on the ground floor includes; A reception room, modern spacious kitchen/diner that has fitted appliances, French doors to the garden and a ground floor WC. Whilst the first floor has three bedrooms, one with fitted wardrobes and a modern family bathroom. To the front of the property is off street parking for 2 vehicles. Croxley Green is known for its picturesque surroundings and offers a range of local amenities, parks, and excellent transport links. In summary, this house presents a wonderful opportunity for anyone looking to settle in a friendly and vibrant community. With its ample living space, parking facilities, and proximity to local amenities, it is a property not to be missed.

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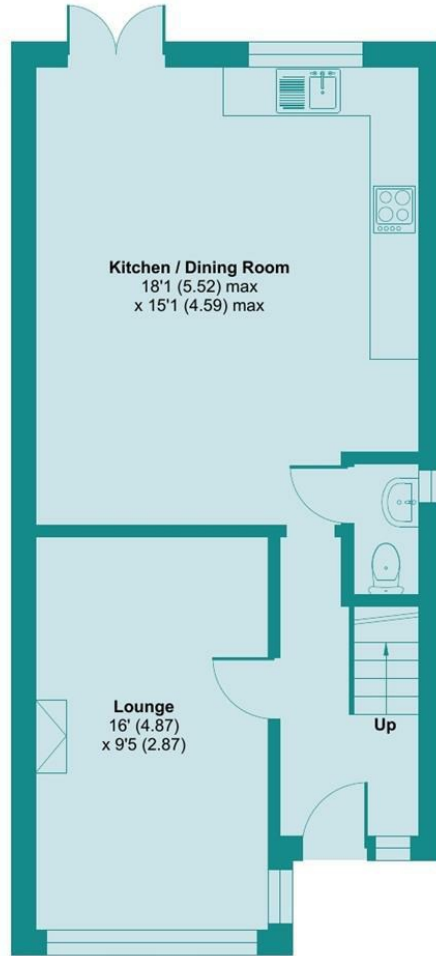


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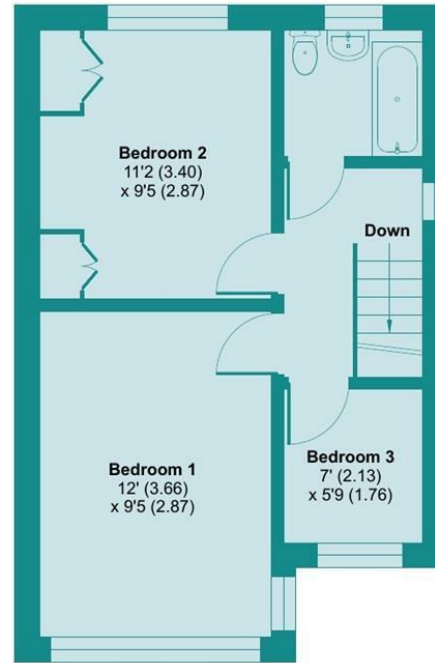
Approximate Area = 878 sq ft / 81.5 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Total = 1002 sq ft / 93 sq m
 For identification only - Not to scale



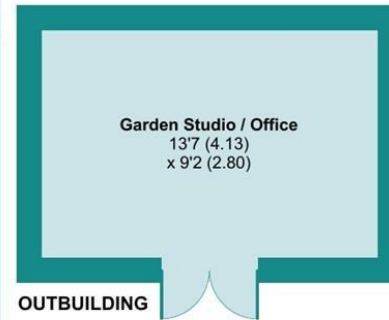
Garden
 Approximate
 34'1" (10.40)
 x 15'1" (4.59)



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

LOCAL AUTHORITY
 Three Rivers District Council

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 2026. Produced for James Estate Agents. REF: 1453762



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