



Your notes about this property

James Estate Agents Croxley Green Office 141 New Road Croxley Green Herts WD3 3EN
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Note: For clarification we wish to inform purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor have we tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person in the employment of james estate agents has any authority to make or give any representation or warranty whatever in relation to the property. If you will be travelling some distance and wish to check a particular point, please contact this office first before making an appointment.

BUYING, SELLING, RENTING or LETTING can be a relatively complicated process. The James team are dedicated to helping each and every client to get the best results... So no matter how trivial your query might seem you can rely on our experience.

Property transactions involve a number of processes and areas of specialist expertise... At James we can help introduce you to the very best people for each part of the process.

VALUATIONS...
If you are thinking of moving you need to know how much your property is worth... If it's a local property - talk to James, if not - we can advise an agent closer to you... NO charges, NO pressure.

MORTGAGE ADVICE...
What could I borrow and how much would it cost? Most house purchases involve a loan, we can help you obtain FREE reputable and reliable advice from London and Country Mortgages - one of the largest independent mortgage advisors in the UK.

MARKETING YOUR PROPERTY...
Be assured that at James we will present and market your property through the very best property websites and best local publications in the property business.

CONVEYANCING...
Getting the legal aspects of your move properly dealt with is absolutely vital and we can introduce you to trustworthy and fully

qualified Solicitors or Conveyancers who will manage this crucial part of the moving process.

SURVEYS...
Choosing an appropriate type of professional survey to give you confidence about the property you are buying... We have a panel of professional qualified RICS surveyors who can provide help and advice.

REMOVALS...
You may need help finding a reputable removal company - or even someone to carry out a house clearance... There are a number of firms we can recommend - Just ask James.

OTHER INSPECTIONS...
Surveys often suggest further investigation of roofs, electrical installations, woodworm, damp, gas boilers, trees... Be assured we can find you a trade specialist who will help advise you properly and can even quote for the work required.

EXTEND or MOVE...?
We can advise on all aspects of property improvement and the value that an extension or loft conversion can have on the value of your property...

We have access to Architects, Engineers, Builders and Planning Consultants.

James - More than just estate agents...



FOR SALE
Price

£13,000

Freehold

Rear of Baldwins Lane

Croxley Green

Hertfordshire

WD3 3LS



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3LS



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	

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