

GUIDE PRICE

£540,000

Barton Way

Croxley Green, Rickmansworth, WD3 3PB

PROPERTY SUMMARY

NO UPPER CHAIN. Situated on the popular Barton Way this semi-detached house presents an excellent opportunity to extend and develop subject to planning permission. Upon entering, you are greeted by an entrance hall that leads into an open-plan kitchen and dining space, perfect for entertaining or family gatherings. The kitchen boasts direct access to a lean-to garden room, offering views of the rear garden. The separate reception room at the front of the house provides additional living space. First floor accommodation consists of three bedrooms and a contemporary family bathroom. The outdoor space features a private rear garden laid mainly to lawn. Area currently used for parking to the front. Located just a short walk from the Croxley Metropolitan line station, village amenities and excellent schools.

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Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale

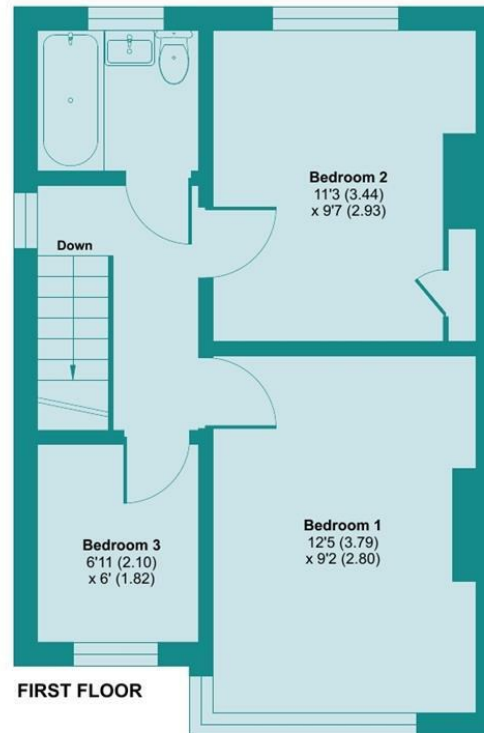
Garden
Approximate
84'7" (25.23)
x 20'6" (6.24)

Lean To / Garden Room
9'6" (2.90)
x 4'11" (1.50)

Kitchen / Dining Room
15'3" (4.66)
x 12'2" (3.70)

Lounge
10'10" (3.30)
x 9'2" (2.80)

GROUND FLOOR



FIRST FLOOR

Bedroom 2
11'3" (3.44)
x 9'7" (2.93)

Bedroom 3
6'11" (2.10)
x 6' (1.82)

Bedroom 1
12'5" (3.79)
x 9'2" (2.80)

LOCAL AUTHORITY

Three Rivers District Council

TENURE

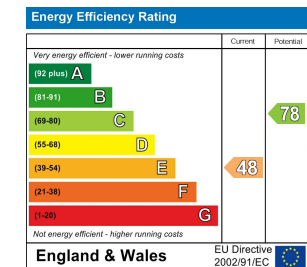
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



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 2025. Produced for James Estate Agents. REF: 1348524



OFFICE ADDRESS
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

OFFICE DETAILS
01923 710500
lettings@jamesestateagents.com
<https://www.jamesestateagents.com>