OFFERS IN EXCESS OF

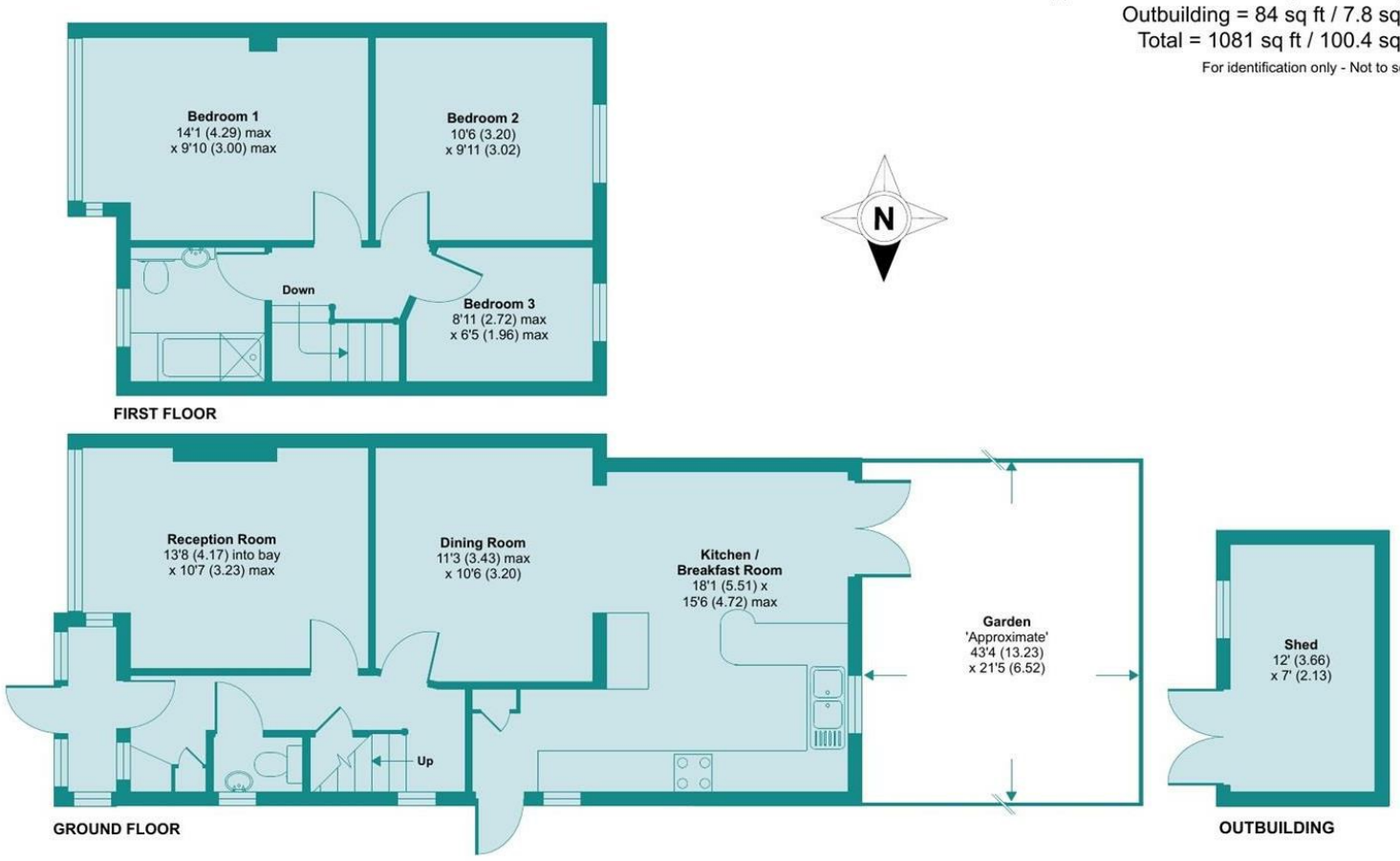
£600,000

BARTON WAY

CROXLEY GREEN, RICKMANSWORTH, WD3 3PA

Barton Way, Croxley Green, Rickmansworth, WD3 3PA

Approximate Area = 997 sq ft / 92.6 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1081 sq ft / 100.4 sq m
For identification only - Not to scale



Certified Property Measurer

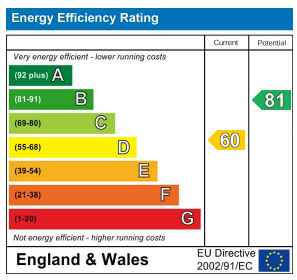
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for James Estate Agents. REF: 647398

LOCAL AUTHORITY
Three Rivers District Council

TENURE
Freehold

COUNCIL TAX BAND
E

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

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PROPERTY SUMMARY

Enjoying a prime position in the heart of the village, this beautifully extended three-bedroom home offers 997 sq. ft. of bright, versatile living space. Perfectly placed on the popular Barton Way, the property sits within easy walking distance of Croxley Green's excellent local schools, vibrant village shops and the Metropolitan Line station for effortless London commuting. The area is particularly well served for education, with outstanding-rated schools within the local catchment area.

A welcoming, well-proportioned lounge sits at the front of the home, providing a cosy retreat that has been enhanced by the addition of new window shutters. To the rear is the impressive modern kitchen and breakfast area, fully integrated and featuring underfloor heating and smart electric blinds, alongside patio doors that open onto the garden. A second versatile reception room—currently used as a playroom—offers the flexibility to become a formal dining room or home office. A practical downstairs cloakroom completes this floor. Upstairs features two double bedrooms and a single bedroom, all served by a well-appointed family bathroom with underfloor heating. Bedroom one benefits from newly fitted window shutters, adding both style and privacy.

The west-facing rear garden is a private, sunny oasis, mainly laid to lawn and backing onto quiet allotments. Residents of properties on this side of the road are given preferential treatment when applying for an allotment, offering a fantastic additional opportunity for those keen on gardening or growing their own produce. A patio area with an electric awning provides perfect shade for outdoor dining. To the front, the private driveway accommodates two vehicles—a valuable asset for such a central village location.

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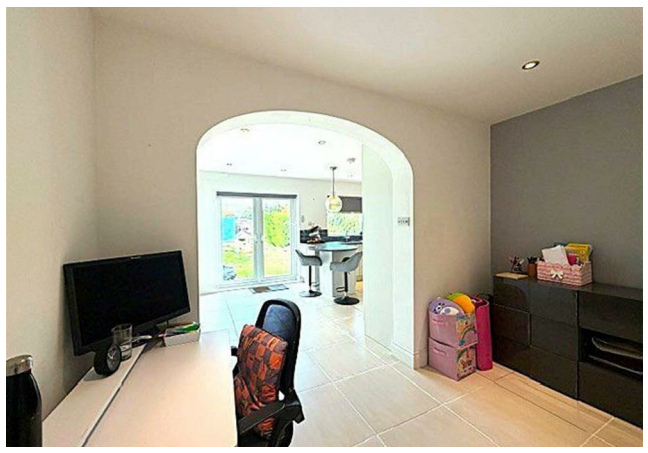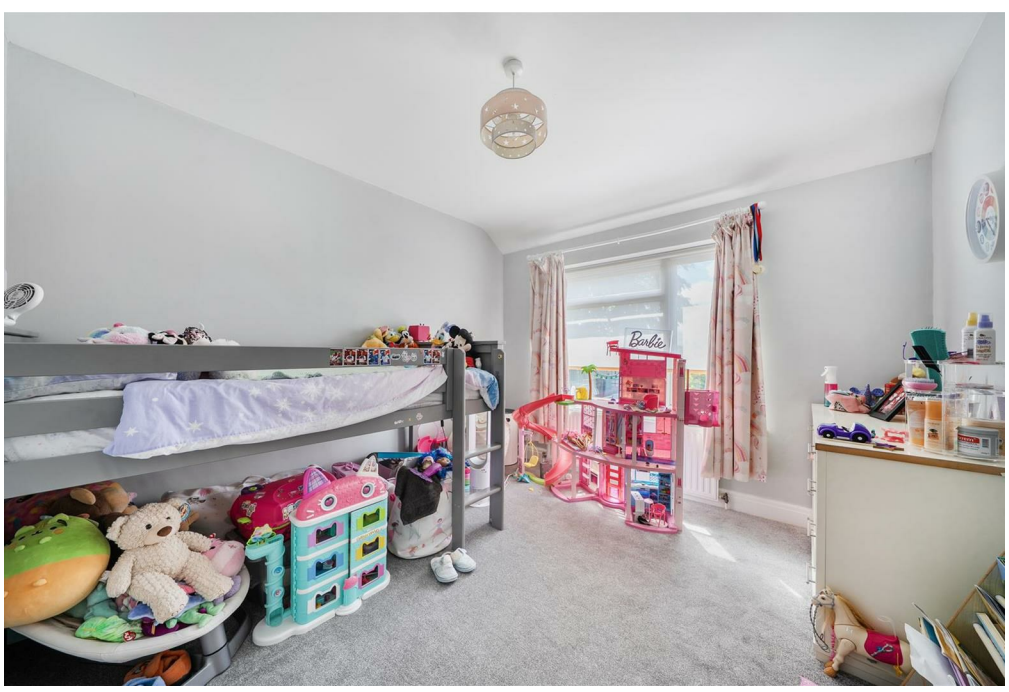
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