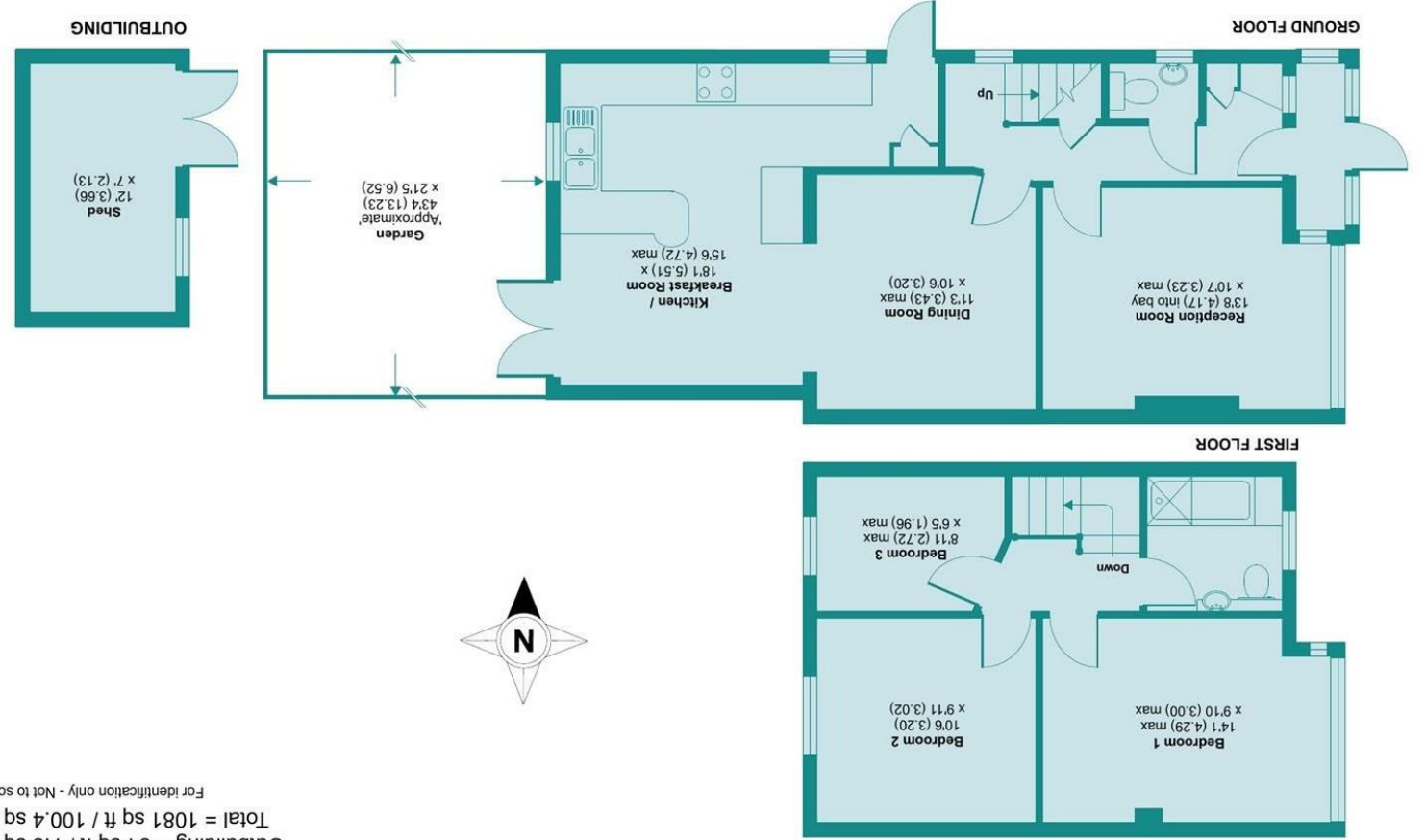


**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhd.com 2020. Produced for James Estate Agents. REF: 647398



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

**Barton Way, Croxley Green, Rickmansworth, WD3 3PA**

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWS**  
By prior appointment only

Energy Efficiency Rating	
Current	Target
81	60
<small>Very low energy - lower running costs</small> A (91-95)    B (81-90)    C (69-80)    D (55-68)    E (39-54)    F (21-38)    G (1-20)	
<small>Not energy efficient - higher running costs</small> 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



GUIDE PRICE  
**£640,000**  
**BARTON WAY**  
CROXLEY GREEN, RICKMANSWORTH, WD3 3PA

## PROPERTY SUMMARY

Situated on popular Barton Way, this extended end of terrace house spans an impressive 997 square feet. Upon entering, you are welcomed into a well proportioned lounge to the front of the property. The modern fully integrated kitchen complete with a breakfast area boasts patio doors leading into the west facing rear garden which is mainly laid to lawn and backs onto allotments. An electric awning gives shade to the patio area. The ground floor also boasts a versatile reception room, currently utilised as a playroom, which could easily serve as a dining room or additional lounge space. A convenient downstairs cloakroom adds to the practicality of this property. Upstairs there are two double bedrooms, a single bedroom and a well appointed family bathroom. Additionally, there is driveway parking available for two vehicles, a valuable asset in this central village location. Croxley Green is renowned for its excellent schools, local shops, and amenities, all within easy reach. The nearby Metropolitan line station provides convenient access to London, making this home an ideal choice for commuters.

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