



69 Barton Way, Croxley Green, Hertfordshire, WD3 3PB

Offers in Excess of £675,000 Freehold

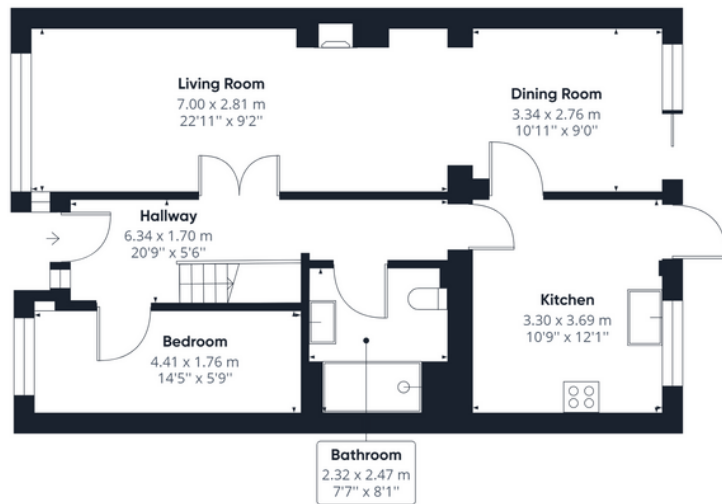
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About the property

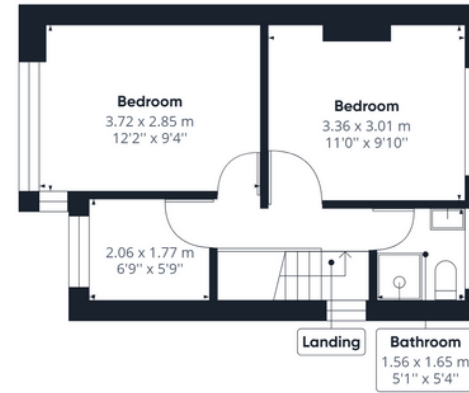
A three/four bedroom semi detached property located in the heart of Croxley Green and therefore ideal for local shops, transport links including Croxley Metropolitan Line Station and good schools. The property is offered to the market in good order throughout and would ideally suit someone who needs space but with the scope to make their own. On the ground floor you will find a large living/dining room which could easily be converted back into separate rooms, there is also a fitted kitchen, a further reception room to the front which is used currently as bedroom four and a bathroom. On the first floor are three bedrooms and the family bathroom. Externally you will find parking to the front for two/three cars and to the rear a well kept garden which is mainly laid to lawn with flower and shrub borders. To the rear of the garden is a good size outbuilding with power which could be used as a home gym/playroom/office.



- Close to station
- Outbuilding with power
- Driveway parking
- 3/4 bedrooms
- 2 bathrooms
- Ideal family home



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
112.17 m²
1207.39 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Contact our team on-

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Area Information

Croxley Green is a picturesque village located between Watford and Rickmansworth. Croxley Green has a variety of local shops and with Watford and Rickmansworth town centres just a short drive in either direction, vibrant nightlife, dining and leisure options are close by. Croxley Green Station is on the Metropolitan Line which provides a direct link to London in just 45 minutes.

There are a number of outstanding primary schools around the village, making it a hugely desirable location for families. Little Green and Harvey Road are two of the most popular with many of the pupils going on to Rickmansworth School Academy and the newly built Croxley Danes School for secondary education.

Local Authority: Three Rivers District Council

Council Tax: Band D

Approximate floor area: 1207.39 sq ft

Tenure: Freehold

Nearest station: 0.4 miles to Croxley station

Nearest Motorway: 3.2 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150 per transaction: Archer Rusby, Hanney Dawkins & Jones, Taylor Walton, The Partnership, Woodward Surveyors, Trend & Thomas Surveyors & SDL Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our Directors has a vested interest in the business. We recommend these companies as we believe they offer an excellent service, but you are not under any obligation to use them.