



89 Barton Way, Croxley Green, WD3 3PB  
Offers in excess of: £550,000 Freehold

sewell & gardner

# About the property

This 3 bedroom semi-detached home comprises entrance porch, hallway, living room and spacious kitchen open plan to dining area with doors leading out to well maintained West facing garden.

To the first floor is two double bedroom, single bedroom and family bathroom. To the front of the property is driveway parking and to the rear is a spacious, level garden with brick shed with electricity and two further sheds.

The property has been well looked after and has plenty of potential to enhance and extend. The property is situated close to fantastic local schooling and amenities and within 0.4 miles of Croxley Green Metropolitan Line Station.

As an added benefit, the property will be sold with no upper chain!

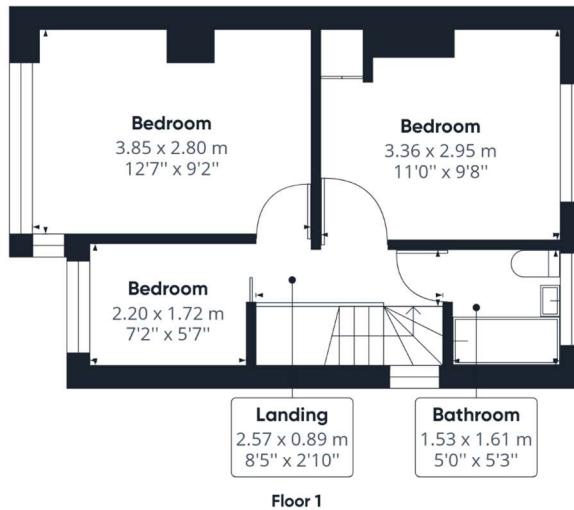
Please call us to arrange a viewing.



- Three bedrooms
- Ideal family home
- Driveway
- Close to good schools
- Close to transport links
- No upper chain



**Approximate total area<sup>(1)</sup>**  
67.52 m<sup>2</sup>  
726.82 ft<sup>2</sup>



(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

To view this property, contact us on-

T: 01923 776400 E: [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)

165-167 High Street, Rickmansworth, WD3 1AY



**Local Authority:** Three Rivers Council

**Council Tax:** D

**Approximate floor area:** 726.82sqft

**Tenure:** Freehold

---

**Nearest Station:** Croxley Metropolitan Station, 0.4 miles

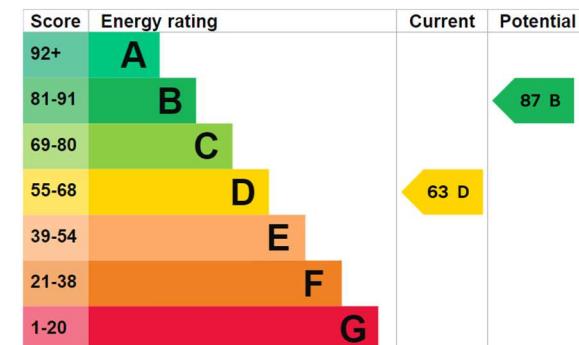
**Distance to Town Centre:** 2.8 miles to Atria, Watford

**Nearest Motorway:** 4 miles to M25

## Area Information

Croxley Green is a picturesque village located between Watford and Rickmansworth. Croxley Station is on the Metropolitan Line and provides services to Watford and London.

Croxley Green has an active Residents Association and Parish Council and is also the home of an array of local organisations dedicated to pastimes and leisure. The Croxley Green Society run the extremely popular 'Revels on The Green', an annual village fair. Families are well catered for with good schools close by including Harvey Road Primary, Little Green Junior School, Yorke Mead Primary and Rickmansworth Secondary School. Croxley Green has variety of local shops and is ideally located close to Rickmansworth Town with a wider selection of smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants such as Zaza's and Prezzo's are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.



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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Williby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

**sewell & gardner**