

FREEHOLD



House - Semi-Detached (EPC Rating:)

**BARTON WAY, CROXLEY GREEN,
RICKMANSWORTH, WD3 3PA**

£685,000

4 Bedroom House - Semi-Detached located in Rickmansworth

Immaculately presented and extended four bedroom semi-detached home in sought-after Croxley Green, offered chain free. Features a spacious through lounge/diner, modern kitchen with utility and WC, plus stunning landscaped garden with fully insulated annex. Close to local schools, shops and transport links.

Barton Way, Croxley Green, WD3 3PA : Immaculate Four Bedroom Semi-Detached Home

Situated in the highly desirable Croxley Green area, this beautifully extended and tastefully modernised four bedroom semi-detached home offers exceptional living space, high-quality finishes and a stunning garden with a fully insulated garden annexe. Offered to the market chain free, this property is the perfect family home ready to move straight into.

Ground Floor

Storm Porch & Hallway

Entrance via a UPVC enclosed storm porch leading to a welcoming hallway with access to the main reception room.

Through Reception Room – 24'6" x 9'11"

An elegantly decorated, open-plan living and dining room fitted with high specification Karndean LVT flooring which continues throughout the entire ground floor. An original feature fireplace and a cosy yet spacious living space flowing effortlessly to the dining area. Tasteful décor and plenty of natural light enhance this inviting space. Understairs storage adds practicality.

Extended Kitchen – 14'8" x 9'10"

A beautifully extended kitchen boasting a range of light beech fitted units at both base and eye level. Includes:

Built-in stainless steel gas hob, extractor fan and oven

Tiled splashbacks

Breakfast bar

UPVC window overlooking the garden and UPVC double French doors to patio

Utility Room – 7'10" x 6'0"

Located just off the kitchen, with tiled flooring, built-in storage, plumbing and space for washing machine and dryer. Leads to the downstairs WC.

First Floor Accommodation

Accessed via a central landing:

Bedroom 1 (Master) – 13'9" x 9'3"

Overlooking the front aspect, with plush carpet, built-in cupboards and immaculate décor.

Bedroom 2 – 10'9" x 9'3"

A generous double bedroom overlooking the rear garden, with built-in storage and high-quality carpet.

Bedroom 3 – 6'5" x 5'5"

Front-facing, ideal as a nursery, dressing room or office. Finished to a high standard with quality carpet.

Family Bathroom – 9'11" x 5'5"

Well-presented and spacious, serving all bedrooms from the landing.

Garden & Outdoor Living

Pathway from patio to garden building, all thoughtfully designed and well maintained.

Beautifully landscaped rear garden with patio, sports grade AstroTurf and panel-enclosed fencing.

Driveway with off street parking for two cars,

Immaculate timber-clad detached annexe, fully insulated with UPVC windows and doors, inset lighting and electricity - this building has full planning permission approval to be used as an annexe and comes with its own shower, sink and toilets. This has been used as a fourth bedroom since construction.

Key Features at a Glance

Beautifully presented & extended

Chain-free sale

High Spec Karndean LVT flooring fitted to the entire ground floor.

Through lounge/diner with original fireplace

Extended kitchen with breakfast bar & utility room

Downstairs WC

Three immaculate bedrooms

Bedroom Four - Separate Detached Garden Annexe with WC, Sink and Shower.

Off Street Parking for Two Cars

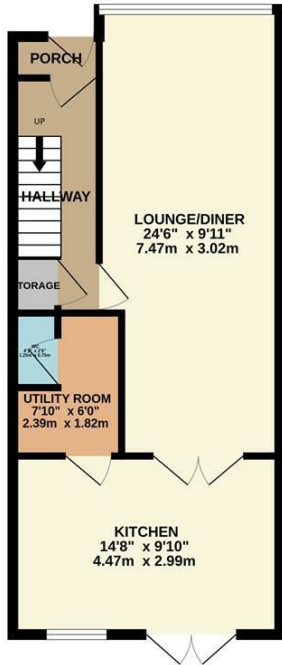
UPVC storm porch & double glazing

Ideal family home in popular Croxley Green location

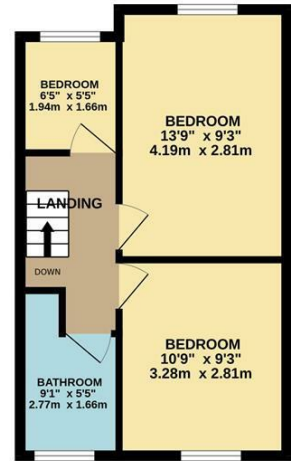


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GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.

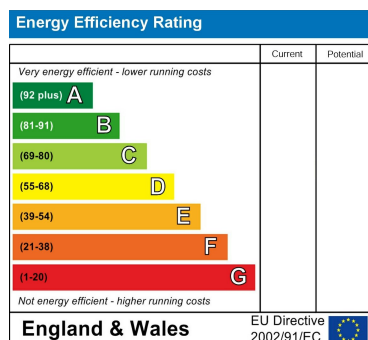


TOTAL FLOOR AREA: 1176 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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