



**WELL MAINTAINED EXTENDED 3/4 BEDROOM, 2 BATHROOM FAMILY HOME**

Woodland Road, Maple Cross, Hertfordshire, WD3 9SU

**ROBSONS**



- **RECEPTION ROOM/BEDROOM FOUR**
- **OPEN PLAN KITCHEN/RECEPTION/DINING ROOM**
- **GUEST CLOAKROOM/SHOWER ROOM**
- **THREE BEDROOMS**
- **FAMILY BATHROOM**
- **REAR GARDEN**
- **GOOD SIZED DRIVEWAY & GARAGE**
- **POTENTIAL TO EXTEND (STPP)**
- **NO ONWARD CHAIN**

### **Description**

This impressive property has been extended and refurbished to create a spacious three/four bedroom, two-bathroom family home and is decorated in modern contemporary tones throughout.

The ground floor comprises an entrance hallway with stairs to the first floor and a guest cloakroom/shower room. There is a front aspect reception room that could also be utilised as a fourth bedroom. Off the hallway is an impressive, spacious open-plan kitchen/reception/dining room, with spotlights, wooden flooring and French doors opening out to the garden.

The kitchen features a range of modern units with integrated appliances and a large skylight, allowing the room to be flooded with natural light.





The first floor hosts three well appointed, newly carpeted bedrooms and a modern family bathroom with undersink storage.

Externally, the property offers a well presented rear garden that is laid to lawn with a patio area and a garden shed. To the front is a driveway providing off-street parking and a garage to the rear.

### **Location**

The property is situated in Maple Cross, close to the village of Harefield which is surrounded by some beautiful countryside along the Grand Union Canal. The local area also has good sporting facilities which include golf, cricket and football clubs. Rickmansworth caters for specialist and daily shopping requirements to include the food halls of Marks & Spencer, Waitrose and Tesco. . At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. The M25 motorway is available at junction 17 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

### **Additional Information**

Tenure: Freehold

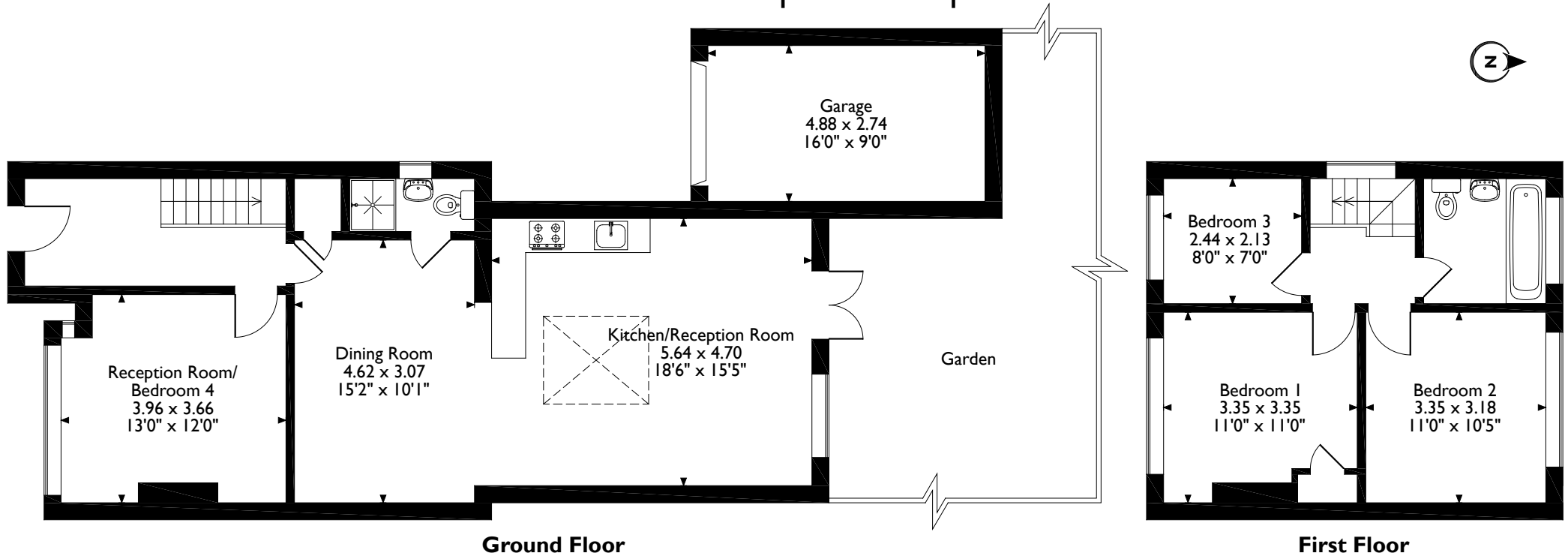
Local Authority: Three Rivers District Council

Council Tax: Band E

Energy Efficiency Rating: Band D



Woodland Road, Maple Cross, Rickmansworth, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 108 Sq M/1157 Sq Ft  
 Garage = 13 Sq M/144 Sq Ft  
 Total = 121 Sq M/1301 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
 Tel: 01923 777762 Rickmansworth1@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
 40 ST JAMES'S PLACE SW1

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