



**A WELL PRESENTED FOUR BEDROOM, THREE BATHROOM TOWNHOUSE IN A
QUIET CUL-DE-SAC LOCATION**

Franklins, Maple Cross, Rickmansworth, Hertfordshire, WD3 9SY

ROBSONS

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**KITCHEN/DINING ROOM • LOUNGE •
PRINCIPAL BEDROOM WITH EN-SUITE • THREE
FURTHER BEDROOMS, ONE WITH EN-SUITE •
FAMILY BATHROOM • ATTRACTIVE REAR
GARDEN • OFF-STREET PARKING**

Description

Situated in a quiet cul-de-sac, this beautifully remodelled four-bedroom, three-bathroom townhouse offers modern living in a highly convenient location, close to excellent schools, transport links, and a range of local amenities.

The ground floor welcomes you with a spacious hallway leading to an impressive open-plan kitchen/dining room. The kitchen is fitted with a stylish selection of modern units, integrated appliances, and a central island with additional storage, worktop space, and a breakfast bar, perfect for family living and entertaining. French doors open out to the rear garden, enhancing the sense of space and light.

On the first floor, you'll find a bright and airy lounge with a charming Juliette balcony, alongside a generously sized double bedroom complete with an en-suite shower room.





The second floor hosts the principal bedroom, also benefitting from its own en-suite shower room, two further well-proportioned bedrooms, and a contemporary, fully tiled family bathroom.

Outside, the rear garden is designed for low maintenance, featuring attractive AstroTurf and a patio area ideal for outdoor dining. To the front of the property, a private driveway provides off-street parking.

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. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. 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

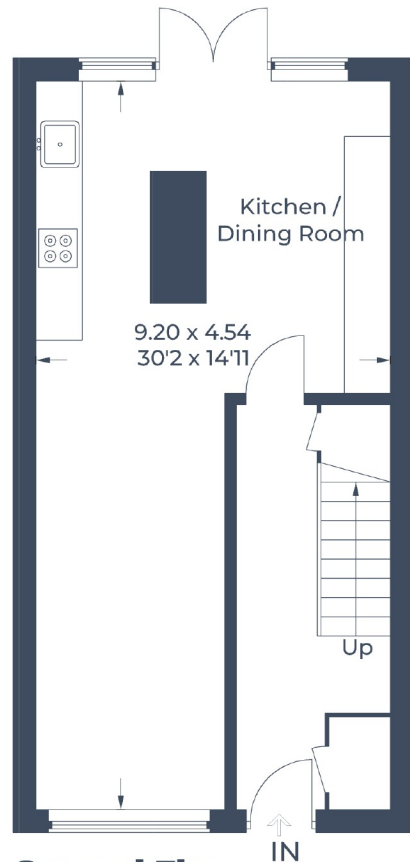
Council Tax Band: E

Energy Efficiency Rating: C

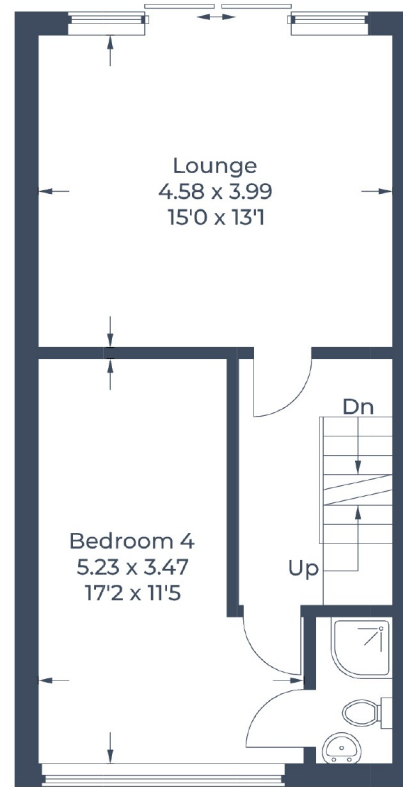
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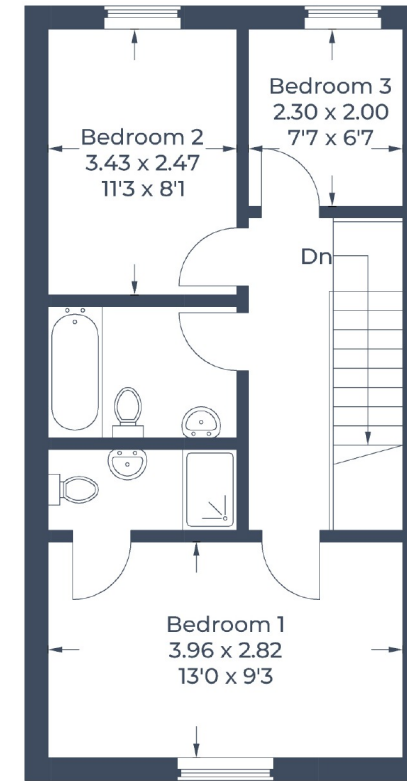
Approximate Gross Internal Area
 Ground Floor = 43.8 sq m / 471 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Second Floor = 43.5 sq m / 468 sq ft
 Total = 131.0 sq m / 1,409 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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