

Woodland Road, Maple Cross, Hertfordshire, WD3 9SU



£650,000 Freehold
3 Bedroom Semi Detached House

We have pleasure for offering for sale this full refurbished THREE BEDROOM SEMI DETACHED FAMILY HOME with garage via driveway. The property has tremendous potential to extend further with planning permission granted and occupies a generous plot.

- NO CHAIN
- SPACIOUS FITTED KITCHEN/DINING ROOM
- FRONT ASPECT LIVING ROOM
- MODERN BATHROOM/W.C.
- LARGE REAR GARDEN
- DRIVEWAY
- DETACHED GARAGE WITH PARKING TO FRONT
- CLOSE TO LOCAL SCHOOL
- PLANNING FOR SIDE & REAR EXTENSION

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There is a bright and spacious entrance hall with a staircase to the first floor and doors to reception rooms. The living room to the front and fitted kitchen/family room covers the rear of the property, overlooking the garden.

To the first floor there are two double bedrooms and a single bedroom as well as a modern bathroom/W.C. to the rear.

There is a large rear garden with decking leading to an area of lawn. The front garden has a concrete driveway which leads to a detached garage and parking to the front.

Situated in this popular and most sought-after residential road, within a couple of minutes' drive from Junction 17 of the M25. Rickmansworth Town Centre and Metropolitan/Chiltern Line station is approximately 2 miles away, whilst Denham and Northwood Stations are also nearby. The well thought of local primary School is just a few hundred metres away as well as the newly built Reach Free Senior School a few minutes away.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 787 Sq ft / 73.1 Sqm
- Nearest Station: 2.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

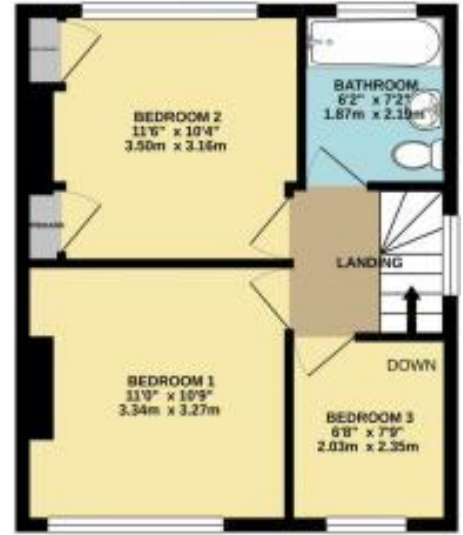


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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 787sq.ft. (73.1 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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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

