

Woodland Road, Maple Cross, Hertfordshire, WD3 9ST



£650,000 Freehold
3 Bedroom Semi Detached House

We are pleased to present this fully refurbished THREE BEDROOM SEMI DETACHED HOUSE, located on a popular residential road.

- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- THREE BEDROOMS
- MODERN BATHROOM
- LARGE GARDEN
- DRIVEWAY

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On the ground floor of this property is a welcoming entrance hall that provides access to all downstairs rooms. To the front is a spacious living room and to the rear is good-sized dining room leading to a large, open plan kitchen/breakfast room with a sliding door providing access to the rear garden. There is also the added convenience of a utility room.

Upstairs there are three good-sized bedrooms and a modern four-piece family bathroom suite.

There is a large garden to the rear, made up of a combination of lawn and patio with a shed at the end of the garden. There is also a driveway to the front with space for multiple vehicles.

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: 1015.0 Sq ft / 94.3 Sqm
- Nearest Station: 2.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

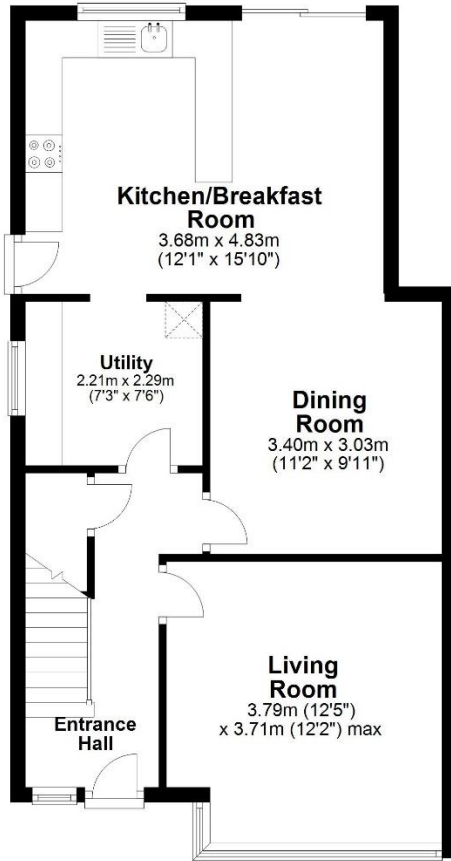


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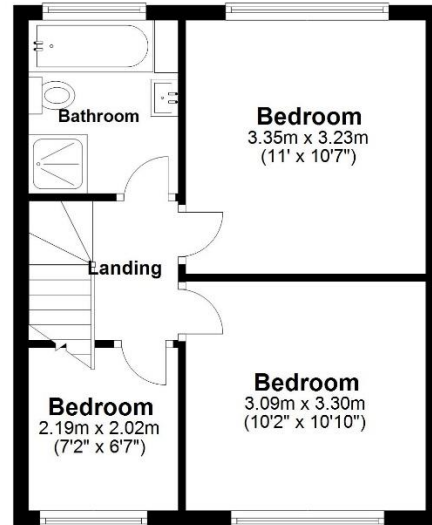
Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

