

Longcroft Road, Maple Cross, Hertfordshire, WD3 9TJ



## Offers In Excess Of £450,000 Freehold 2 Double Bedroom Semi Detached House

We are pleased to present this TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, situated in this sought after residential road.

- LIVING ROOM
- DINING ROOM
- KITCHEN
- STUDY
- DOWNSTAIRS W.C.
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- AMPLE OFF-STREET PARKING
- GARDEN

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The entrance hall provides access to both the living room and the kitchen. From both of these rooms you can also access the dining room. There is a large study, as well as a guest W.C. to the ground floor. To the first floor are two very good-sized double bedrooms and a modern three-piece family bathroom suite.

The rear garden is made up of a combination of lawn and patio as well as a shed and a gated parking space. To the front there is a driveway with space for up to two vehicles.

The property is located just off the North Orbital Road and within a couple of minutes' drive Junction 17 of the M25. It is also a short drive from Rickmansworth Town Centre and Metropolitan/Chiltern Line station.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 928.0 Sq ft / 86.2 Sqm
- Nearest Station: 2.4 miles Rickmansworth Station – Metropolitan/Chiltern Line

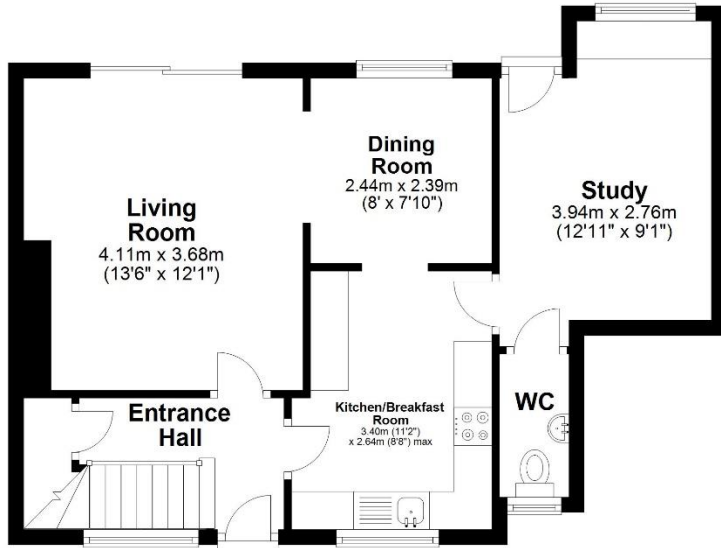


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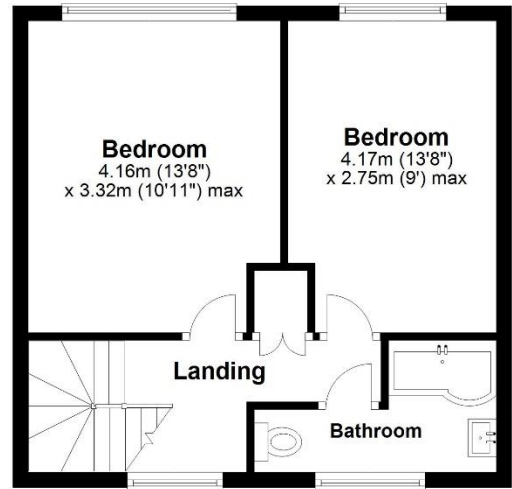
### Ground Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



### First Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 86.2 sq. metres (928.0 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

