

Woodland Road, Maple Cross, Hertfordshire, WD3 9SU



**£550,000 Freehold**  
**3 Bedroom Semi Detached House**

We are delighted to offer for sale a THREE BEDROOM SEMI DETACHED FAMILY HOME with potential to extend (STPP).

- NO CHAIN
- LIVING ROOM
- FITTED KITCHEN/DINER
- THREE BEDROOMS
- BATHROOM
- LARGE REAR GARDEN
- DRIVEWAY TO FRONT
- POTENTIAL TO EXTEND (STPP)

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The entrance hall provides access to all rooms. There is a spacious living room to the front and there is a fitted kitchen/diner covering the rear of the property, overlooking the garden.

To the first floor there are two double bedrooms and a single bedroom and a modern bathroom.

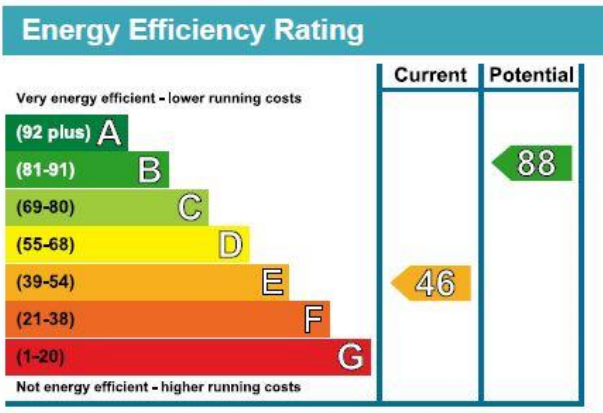
There is a large rear garden with a stone paved patio leading to an area of lawn. To the front is a shared driveway.

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 Reach Free Senior School a few minutes away.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2720.75 (2024-2025)
- Approx. Floor Area: 764 Sq ft / 71 Sqm
- Nearest Station: 2.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



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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.

