



33 Franklins, Maple Cross

£360,000 Freehold

CHAIN FREE • LIVING ROOM • KITCHEN/BREAKFAST ROOM • TWO BEDROOMS • BATHROOM • REAR GARDEN • TWO ALLOCATED PARKING BAYS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A chain free TWO BEDROOM TERRACED HOUSE Situated in a quiet cul-de-sac setting in a sought-after family friendly neighbourhood.

The accommodation comprises of a good-sized living room with stairs to the first floor and an inner hallway with large understairs cupboard leading to the kitchen/breakfast room overlooking the rear.

To the first floor there are two bedrooms, bedroom one benefitting from a built-in wardrobe, and a family bathroom. The rear garden is accessed via double doors in the kitchen. There is a patio area and path surrounding an area of lawn. There is two allocated parking bays in the communal area to the front.

This peaceful yet convenient location is close to a variety of local amenities such as parks, woodlands, lakes and cycle routes plus excellent motorway links.

Nearest Station: 2.1 miles – Rickmansworth Station

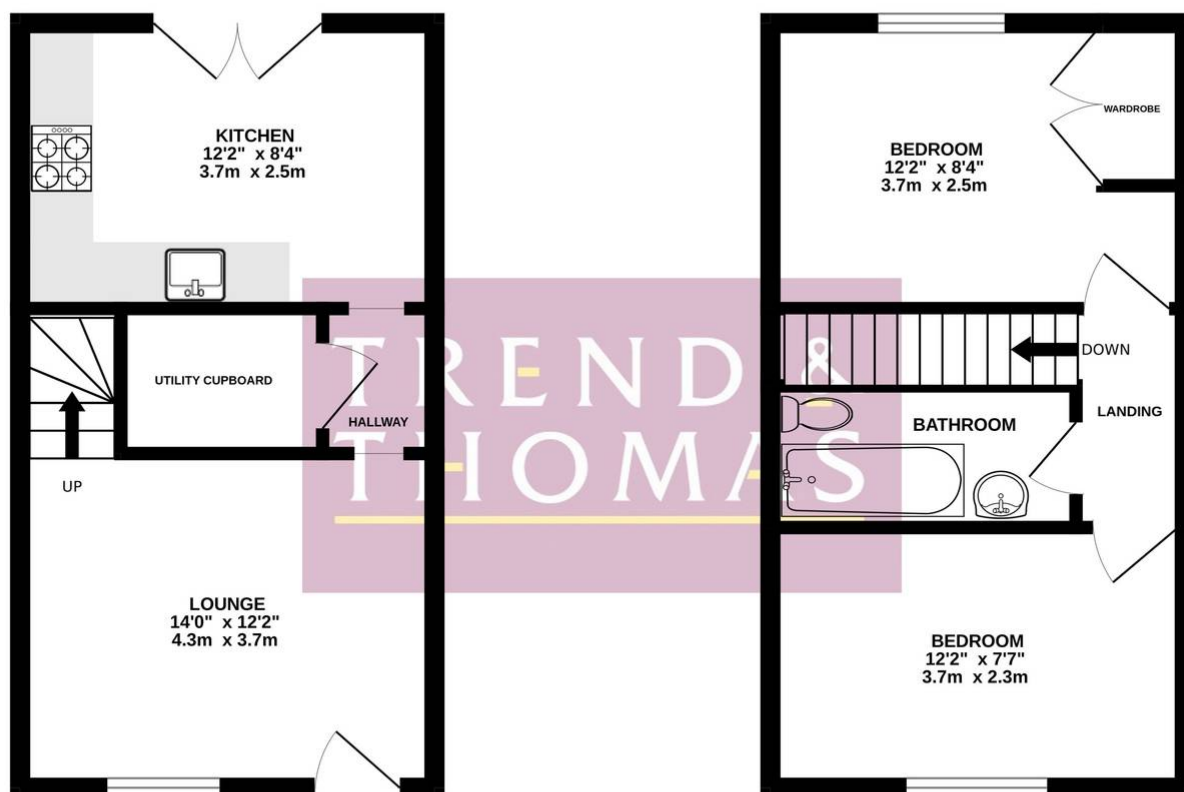
Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.