



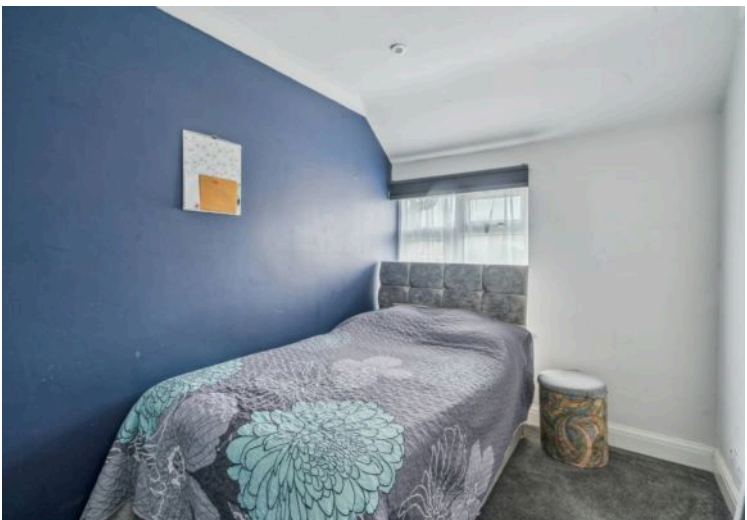
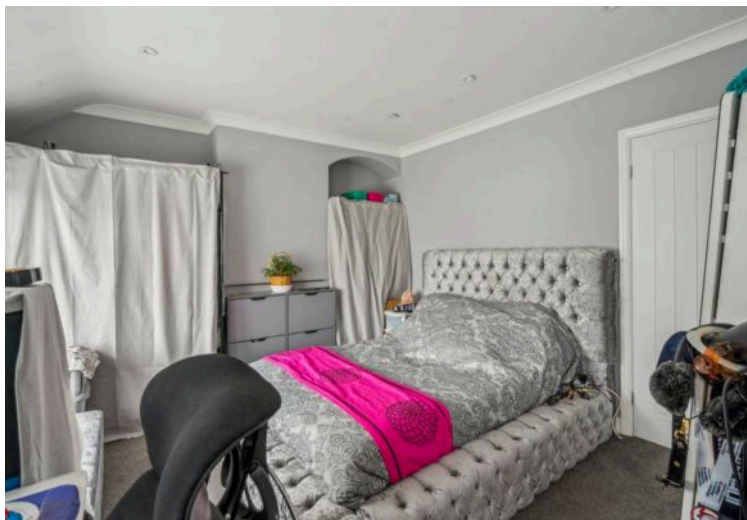
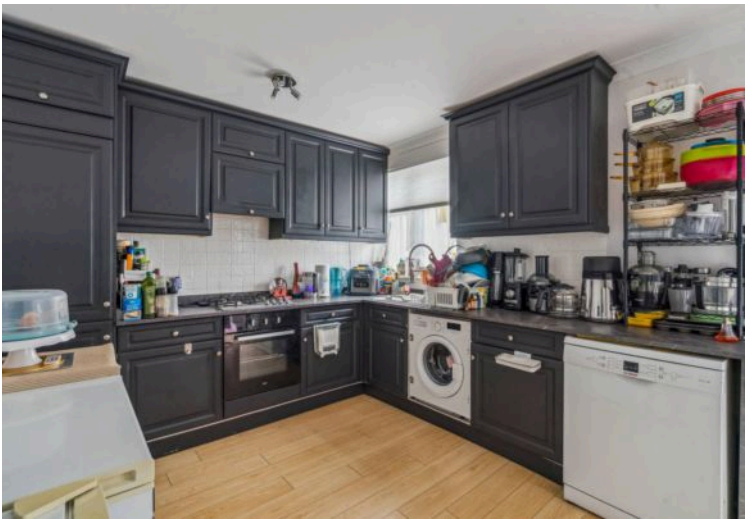
## Denham Way, Maple Cross, WD3

£509,600 Freehold

KITCHEN/DINING ROOM • RECEPTION ROOM • DOWNSTAIRS W.C. • TWO DOUBLE BEDROOMS • MODERN BATHROOM  
• LARGE GARDEN • SOLAR PANELS • POTENTIAL TO EXTEND (STPP) • POPULAR LOCATION

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







A beautifully presented TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, with an approximately 177ft garden, located in this popular residential area.

The ground floor of this property comprises of a welcoming living room, with access directly into the large kitchen/dining room. This floor also benefits from a guest toilet. On the first floor there are two double bedrooms as well as a modern three-piece bathroom suite.

To the rear is a massive 177ft garden, made up of lawn. The property has the added benefit of solar panels. Externally there is a good-sized driveway with space for multiple vehicles.

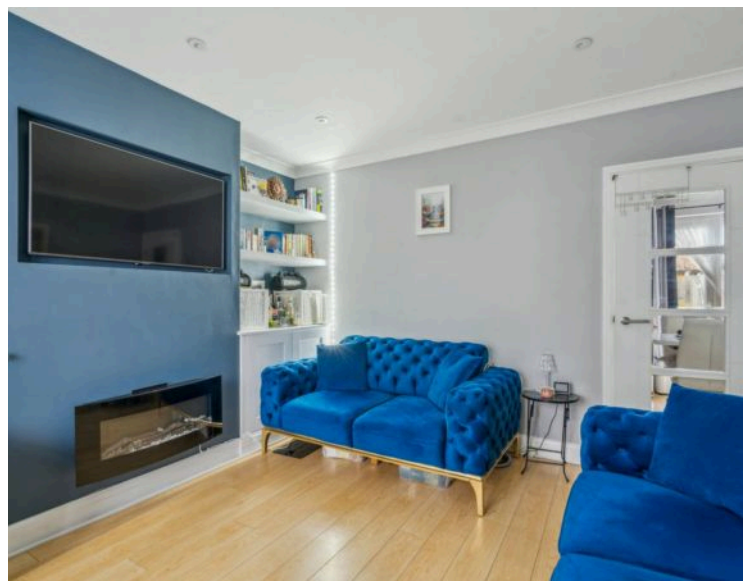
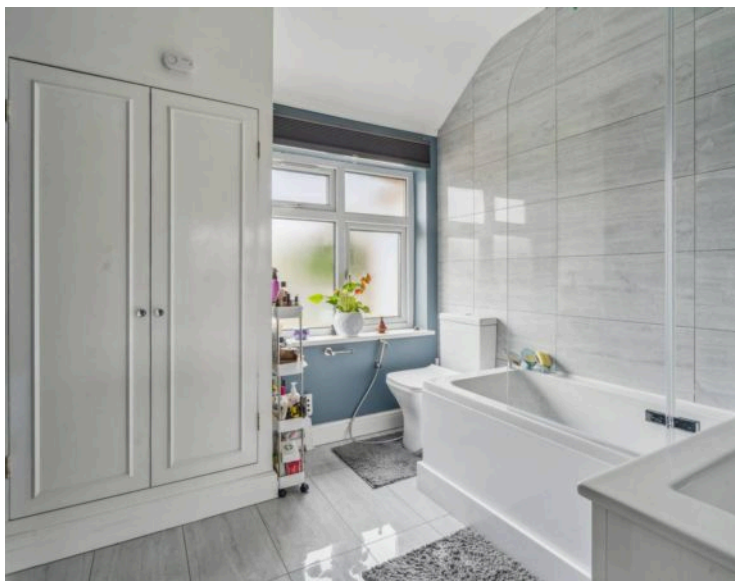
Situated in this popular residential road, within a couple of minutes drive from Junction 17 of the M25. Rickmansworth's town centre and Metropolitan/Chiltern Line station is approximately 2 miles away, whilst Denham and Northwood Stations are also nearby.

Nearest Station: 2.2 miles - Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

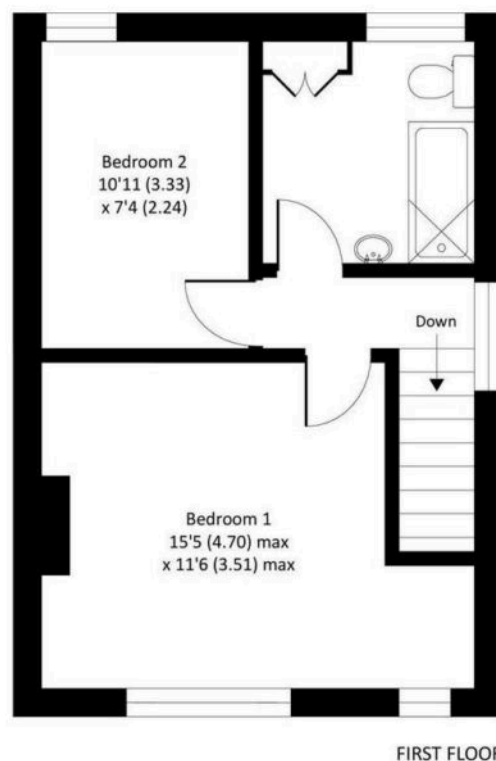
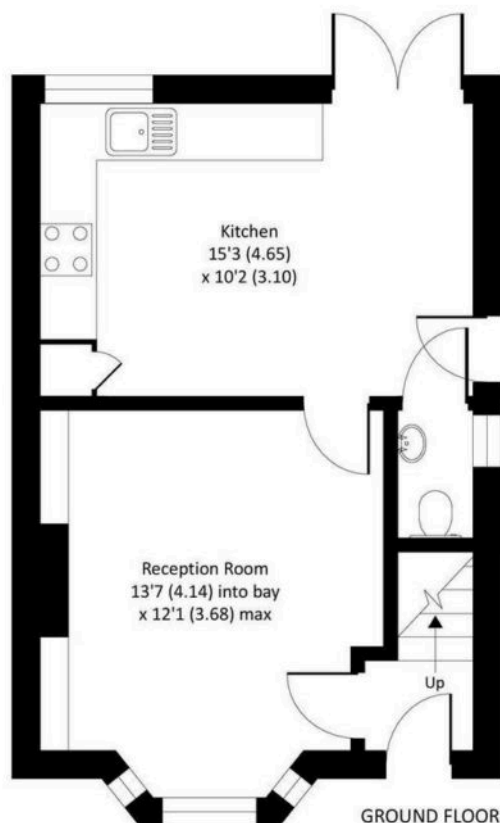




## Denham Way, Maple Cross, Hertfordshire, WD3 9SP

Approximate Area = 709 sq ft / 65.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.



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

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.