



Ladywalk, Maple Cross, WD3

Guide Price £380,000 Freehold

NO CHAIN • NEW CARPETS THROUGHOUT • LIVING ROOM • NEWLY FITTED KITCHEN/DINING ROOM • TWO BEDROOMS
• BATHROOM • REAR GARDEN • DRIVEWAY TO FRONT

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





We are pleased to present to the market this TWO BEDROOM TERRACED HOUSE in a quiet residential road in Maple Cross.

This property is being offered with no chain and offers freshly laid carpets throughout and a warm ambience. The ground floor reveals a generous sized living room, perfect for relaxation. The heart of the home lies in the newly fitted kitchen/dining room. Upstairs you will find two bedrooms, along with a modern bathroom.

The rear garden provides a serene outdoor retreat, accessed via the kitchen/diner so perfect for al fresco dining or simply unwinding amidst nature. To the front is a convenient driveway providing space for one car.

This property is situated in a small residential cul-de-sac, off Hornhill Road. The area is serviced by local schools, bus routes and local shops, whilst the M25 can be reached via a short drive to Junction 17.

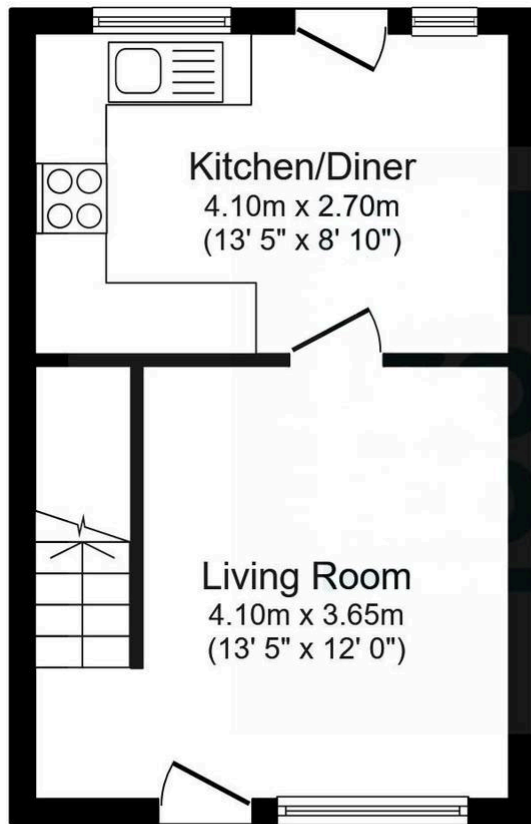
Nearest Station: 2.4 miles – Rickmansworth Station

Council Tax band: C

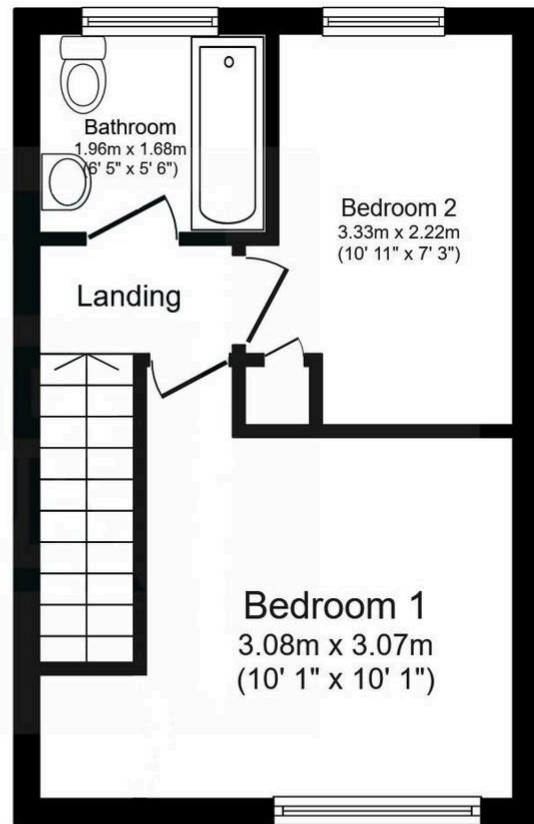
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



First Floor

Maple Cross

Total floor area 51.6 sq.m. (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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.