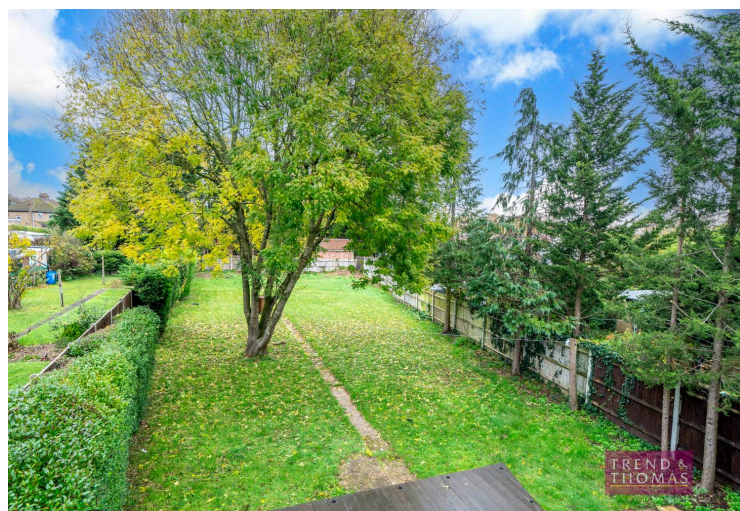


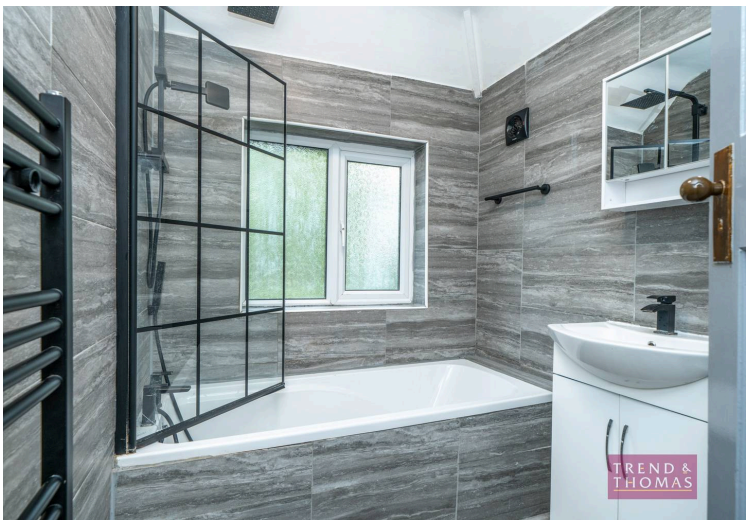


Woodland Road, Maple Cross, WD3

Offers in Excess Of £580,000 Freehold

NO CHAIN • FRONT ASPECT LIVING ROOM • SPACIOUS FITTED KITCHEN/DINING ROOM • THREE BEDROOMS • MODERN FAMILY BATHROOM • LARGE REAR GARDEN • DRIVEWAY • DETACHED GARAGE • CLOSE TO LOCAL SCHOOL • PLANNING FOR SIDE & REAR EXTENSION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





We have the pleasure to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME with garage via driveway. The property has tremendous potential to extend further and occupies a generous plot.

There is a bright and spacious entrance hall with a staircase to the first floor and doors to reception rooms. The living room to the front and fitted kitchen/family room covers the rear of the property, overlooking the garden.

To the first floor there are two double bedrooms and a single bedroom as well as a modern bathroom/W.C. to the rear.

There is a large rear garden with decking leading to an area of lawn. The front garden has a concrete driveway which leads to a detached garage and parking to the front.

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 newly built Reach Free Senior School a few minutes' away.

Nearest Station: 2.5 miles – Rickmansworth Station

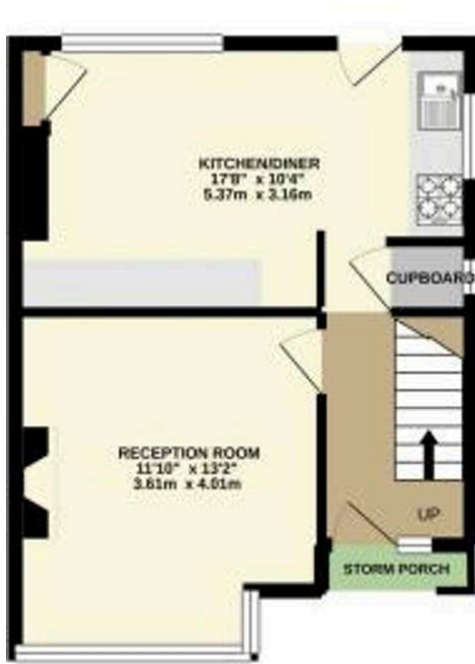
Council Tax band: E

EPC Energy Efficiency Rating: D

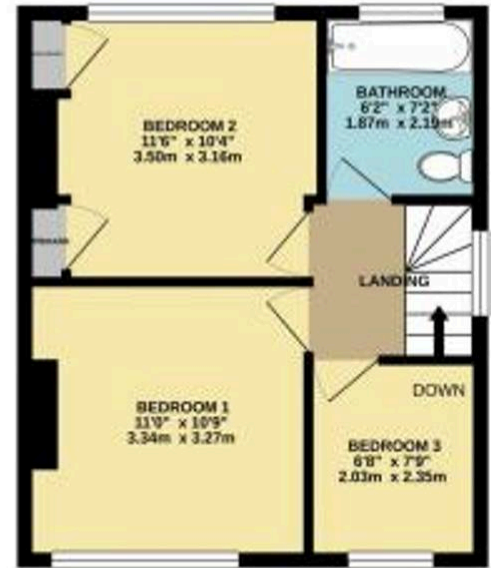
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 787sq.ft. (73.1 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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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.