

Denham Way, Maple Cross, Hertfordshire, WD3 9SP



£550,000 Freehold
3 Bedroom Semi Detached House

A beautifully presented THREE BEDROOM SEMI DETACHED HOUSE, located in this popular residential area.

- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- DRIVEWAY TO FRONT

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The ground floor offers a spacious living room overlooking the front of the property and has a door leading to the dining room, which is currently being used as a family room/office space. The dining room then leads to a large and modern kitchen/breakfast room with a window overlooking the conservatory.

The first floor has two good-sized bedrooms and a modern family bathroom, and the generously sized main bedroom is on the second floor.

The rear garden is long and mainly laid to lawn with close boarded fencing and shrubbed borders. There is a stepped area to the rear with a large shed and a patio area outside the conservatory, with space for a garden table and chairs. There is a driveway to the front with side access to the rear garden.

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.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 1207 Sq ft / 112.1 Sqm
- Nearest Station: 2.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Total floor area 112.1 sq.m. (1,207 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). Plan produced for Purplebricks. Powered by www.focalagent.com

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

