



Connells

Denham Way
Maple Cross Rickmansworth



Property Description

Connells are pleased to bring this beautifully presented detached chalet bungalow to the market that is situated on a quiet residential road in Maple Cross. The property comprises of a large open plan accommodation with a modern integrated kitchen and bi-folding doors to the landscaped rear garden, three double bedrooms and en-suite to the master bedroom. Benefits include a separate utility room, an additional cloakroom, ample storage throughout the property, off-street parking for multiple cars, a detached garage as well as an additional outbuilding.

The ideal family home the property is situated within catchment to a variety of well-regarded nurseries, primary schools and secondary schools. The property is conveniently located with access to several transport links including Rickmansworth station providing Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. Vehicular links to London are also well served with the M25 at junction 17 within 2 miles, connecting to the M1, M40 & M4.

The property is situated close to good sporting facilities which include golfing, local cricket club and Penrose Sports Aquadrome. The village of Harefield is close by which is surrounded by beautiful countryside along the Grand Union Canal. Rickmansworth caters for specialist and daily shopping including M&S and Tesco with more extensive shopping facilities available in the larger towns of Watford and Uxbridge.

Entrance Porch

Door to front aspect, windows to side aspect, door to entrance hall.

Entrance Hall

Door to front aspect, two storage cupboards, under-floor heating, stairs to first floor.

Lounge/ Diner / Kitchen

25' 8" x 24' 8" (7.82m x 7.52m)

Open plan lounge/diner/kitchen, under-floor heating, television point, telephone point, storage cupboard, under-floor heating, bi-folding doors to rear garden.

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, kitchen island with integrated electric hob, eye level integrated electric oven integrated fridge/freezer and dishwasher.

Cloakroom

Low level WC, wash hand basin, storage cupboard housing boiler, radiator.

Bedroom One

10' 4" x 10' 5" (3.15m x 3.17m)

Window to front aspect, double glazed, under-floor heating, storage cupboard, door to en-suite.

En-Suite

Window to side aspect, double glazed, shower cubicle, WC, wash hand basin, heated hand towel rail, under-floor heating.

Bedroom Three

12' 5" x 10' 2" (3.78m x 3.10m)

Window to front aspect, double glazed, under-floor heating.

First Floor Landing

Bedroom Two

14' 6" x 11' 2" (4.42m x 3.40m)

Window to rear aspect, double glazed, radiator.

Utility Room

7' 2" x 6' 8" (2.18m x 2.03m)

Comprised of base units with work surfaces to complement, plumbing for washing machine, space for tumble dryer.

Outside

Front Garden

Block paved driveway for multiple cars.

Garage

20' 1" x 8' 8" (6.12m x 2.64m)

Up and over doors, window to rear and side aspect, door to rear garden.

Rear Garden

Block paved patio area, mature rear garden, laid lawn, garage access, outbuilding,

greenhouse.

Outbuilding

11' 1" x 8' 8" (3.38m x 2.64m)

Windows to side, front and rear aspect, door to side aspect, lighting and electrics.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: E

view this property online connells.co.uk/Property/WTF312148

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF312148 - 0016