



Connells

Woodland Road
Maple Cross Rickmansworth



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this immaculately presented semi-detached house to the market that is situated on a quiet residential road in Maple Cross. The property comprises of a sizeable reception room, a modern integrated kitchen/dining area, three well-proportioned bedrooms and a modern family bathroom suite. Benefits include a off-street parking for multiple cars, a detached garage, a large well-maintained rear garden as well as holding the potential to extend (STPP).

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 located 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 Hall

Storm porch, door to front aspect, window to front aspect, stairs to first floor landing.

Living Room

11' 10" x 13' 2" (3.61m x 4.01m)

Window to front and side aspect, double glazed, feature fire place, radiator, television point, telephone point.

Kitchen / Diner

17' 8" x 10' 4" (5.38m x 3.15m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, stainless steel sink with drainer, electric oven, gas hob with extractor hood, integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, breakfast bar area.

First Floor Landing

Stairs from entrance hall, window to side aspect.

Bedroom One

11' x 10' 9" (3.35m x 3.28m)

Window to front aspect, radiator.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)

Window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

6' 6" x 7' 9" (1.98m x 2.36m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, glass shower screen, WC, vanity basin, heated hand towel rail.

Outside

Front Garden

Driveway for several cars, access to garage.

Garage

Detached garage, up and over door.

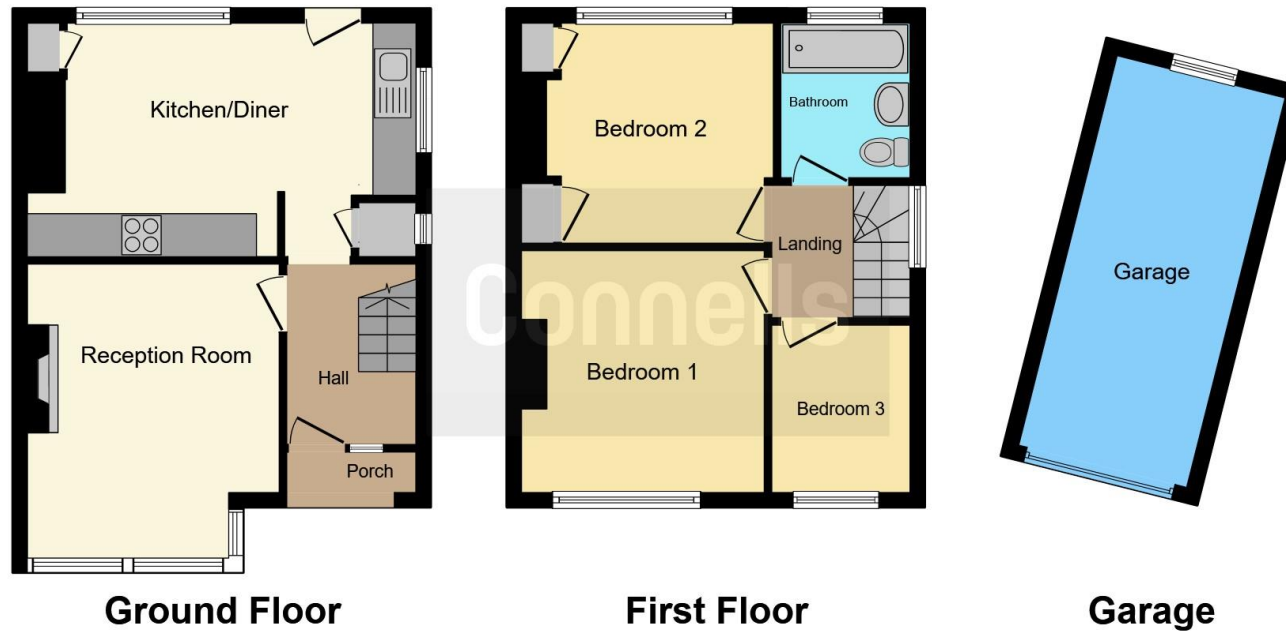
Rear Garden

Decking area, laid lawn, shrubberies and trees.









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: D

view this property online connells.co.uk/Property/WTF313248

Tenure: Freehold



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