



Connells

Chalfont Road  
Maple Cross Rickmansworth

# Chalfont Road Maple Cross Rickmansworth WD3 9TB

for sale  
**£435,000**



## Property Description

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 fitted kitchen, two well-proportioned bedrooms and a family bathroom suite. The property is neutrally decorated throughout and benefits include a downstairs cloakroom, two off-street parking spaces, a landscaped rear garden as well as holding the potential to extend (STPP).

The ideal for first time buyers, the property is situated within catchments 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.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

## Cloakroom

Window to front aspect, WC, wash hand basin, radiator.

## Living Room

15' 5" MAX x 15' 5" MAX ( 4.70m MAX x 4.70m MAX )

Window to rear aspect, patio doors to rear garden, television point, telephone point, under-stairs storage.

## Kitchen

6' 2" x 8' 10" ( 1.88m x 2.69m )

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

## First Floor Landing

Stairs from entrance hall, storage cupboard.

## Bedroom One

13' 6" MAX x 9' 4" MAX ( 4.11m MAX x 2.84m MAX )

Window to front aspect, built in wardrobes, television point, radiator.

## Bedroom Two

9' 9" x 6' 7" ( 2.97m x 2.01m )

Window to rear aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin. radiator.

## Outside

## Front Garden

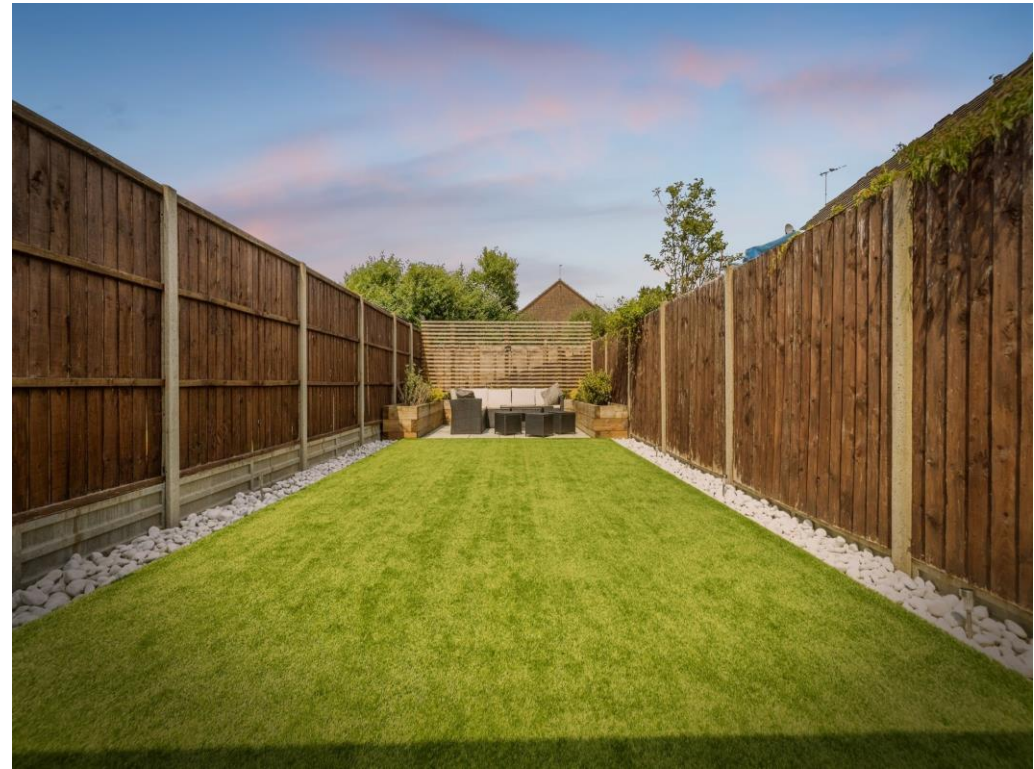
Laid lawn, pathway to front door, side access.

## Parking

Two allocated parking spaces.

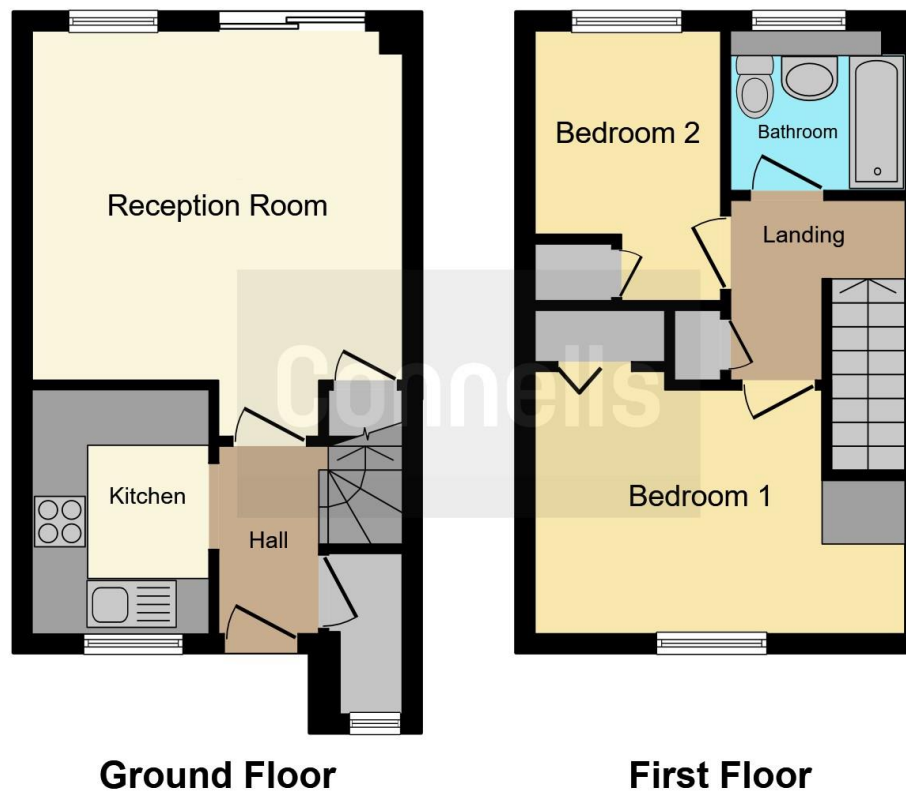
## Rear Garden

Landscaped rear garden, covered patio area, laid astro lawn, additional patio area, side access.









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). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314473](http://connells.co.uk/Property/WTF314473)**



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.

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