



Denham Way, Maple Cross, Rickmansworth, WD3 9SP

Offers in excess of: £485,000 Freehold

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About the property

This fantastic property has been updated and extended by the current owners and is offered to the market chain free.

The accommodation comprises an entrance porch, light-filled living room which boasts a large bay window, creating a welcoming atmosphere and providing a lovely view, open-plan kitchen and dining area, ideal for both entertaining and family meals. A utility area and a convenient downstairs bathroom add practicality to the space.

Upstairs, the property features a spacious principal bedroom complete with a WC for added comfort and convenience. There is also a second well-sized double bedroom and a cozy single bedroom, perfect for a variety of uses.

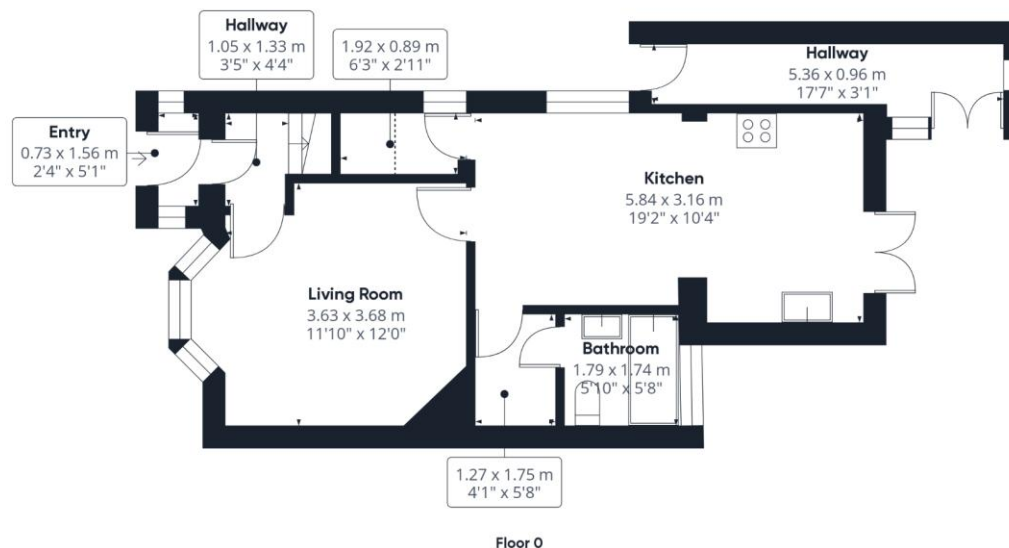
One of the standout features of this home is the expansive South-East facing garden. With plenty of space to relax, entertain, or enjoy outdoor activities, the garden also includes two sheds, providing ample storage for gardening tools or outdoor equipment.



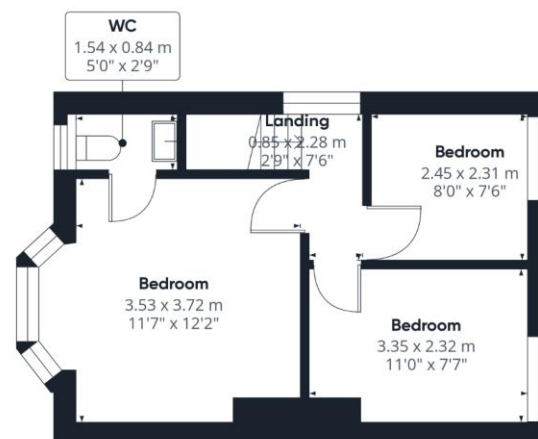
- Chain free
- South-east facing garden

- Three bedrooms
- Semi-detached home

- Bright and airy kitchen
- Driveway parking



Floor 0



Floor 1

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Approximate total area[®]

76.96 m²

828.39 ft²

Reduced headroom

0.68 m²

7.33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, a good primary school and excellent transport links to the M25, M1 and M40 motorways providing easy access to London and Heathrow Airport.

Being just a 5-10 minute drive to Rickmansworth town centre, you will find a bustling high street filled with a range of local businesses, from cafes like Cafe Deli 122, to the popular Italian restaurant Maurizios. There are also a number of local pubs. The Coach and Horses, The Fox & Hounds and The Feathers to name a few. Offering a lively atmosphere with live music, great food and events through the year.

Rickmansworth Station has direct transport links into central London via the Metropolitan Line, offering commuters a short 35 minute train journey into the capital.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 828.39 sq ft

Tenure: Freehold

Nearest Station: 2.2 miles to Rickmansworth

Distance to Town Centre: 2.1 miles to Rickmansworth

Nearest Motorway: 3.7 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we take a referral fee of up to £300 plus one of our directors does have a vested interest in the business. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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