



Ash Vale, Maple Cross, Rickmansworth, WD3 9UJ

Offers in Excess of: £600,000 Freehold

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## About the property

A well-presented and newly decorated, this spacious three-bedroom family home offers an abundance of space, making it the ideal choice for a growing family. Boasting an extended kitchen/diner, a garage, off-street parking, and a tranquil, secluded rear garden, this property effortlessly combines comfort and convenience.

Upon entry, you are greeted by a spacious and inviting hallway that leads into a generously proportioned reception room, perfect for family gatherings and relaxation.

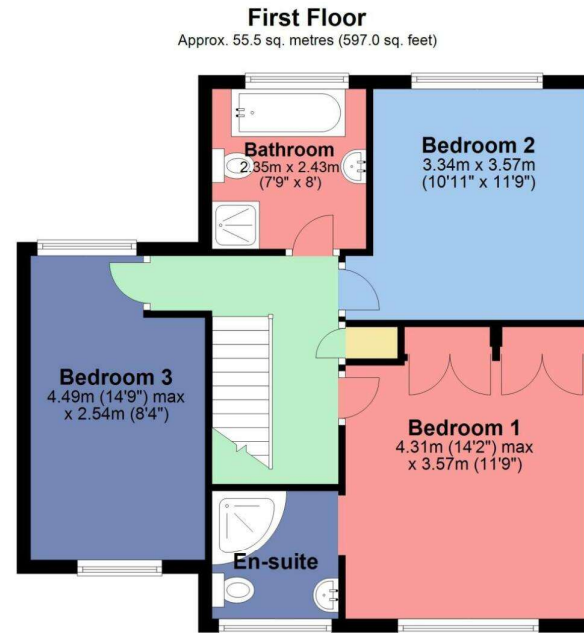
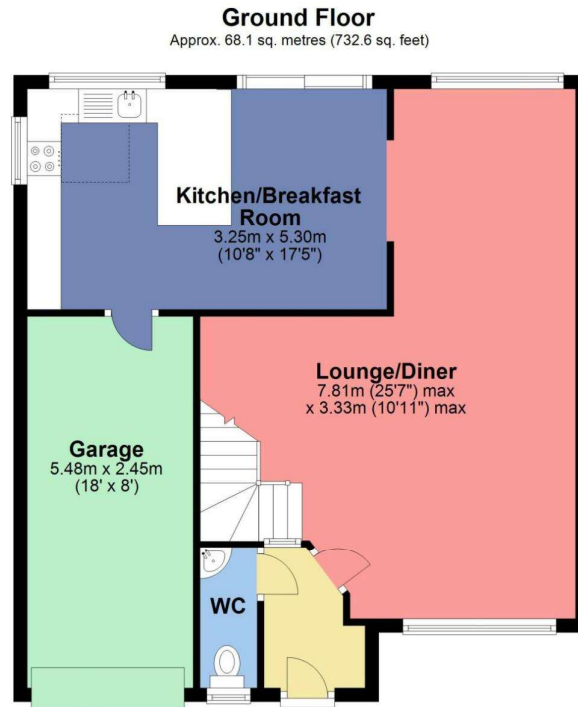
The light-filled kitchen/diner is a standout feature, providing an ideal space for entertaining and offering direct access to the private rear garden. The convenient guest WC and integral garage complete the ground floor layout.

The first-floor houses three spacious bedrooms, with wardrobes and ensuite to the principal bedroom, along with the family bathroom.

The property also benefits from a boarded and lit loft, which is accessible by a fitted loft ladder providing ample storage space.



- Three bedrooms
- Chain free
- Detached home
- Driveway parking
- Integral garage
- Excellent motorway links



Total area: approx. 123.5 sq. metres (1329.6 sq. feet)

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



**Local Authority:** Three Rivers District Council

**Council Tax:** F

**Approximate floor area:** 123.5 sq ft

**Tenure:** Freehold

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**Nearest Station:** 3 miles to Rickmansworth Station

**Distance to Town Centre:** 2.9 miles to Rickmansworth

**Nearest Motorway:** 1.8 miles to M25

## 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.



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. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

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