



Ash Vale, Maple Cross, Hertfordshire, WD3 9UJ  
Offers in excess of: £600,000 Freehold

sewell &  
gardner







# 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 completes the ground floor layout.

The first floor houses three spacious bedrooms, with wardrobes and ensuite to the principle 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.

Situated in the desirable area of Ash Vale within Maple Cross, this home offers easy access to excellent motorway links and is close to a variety of local amenities, including excellent local schooling, making it the perfect blend of peace, convenience, and modern living.

Local Authority: Three Rivers District Council

Approximate floor area: 1,235.2 sq ft

Tenure: Freehold







# Key features

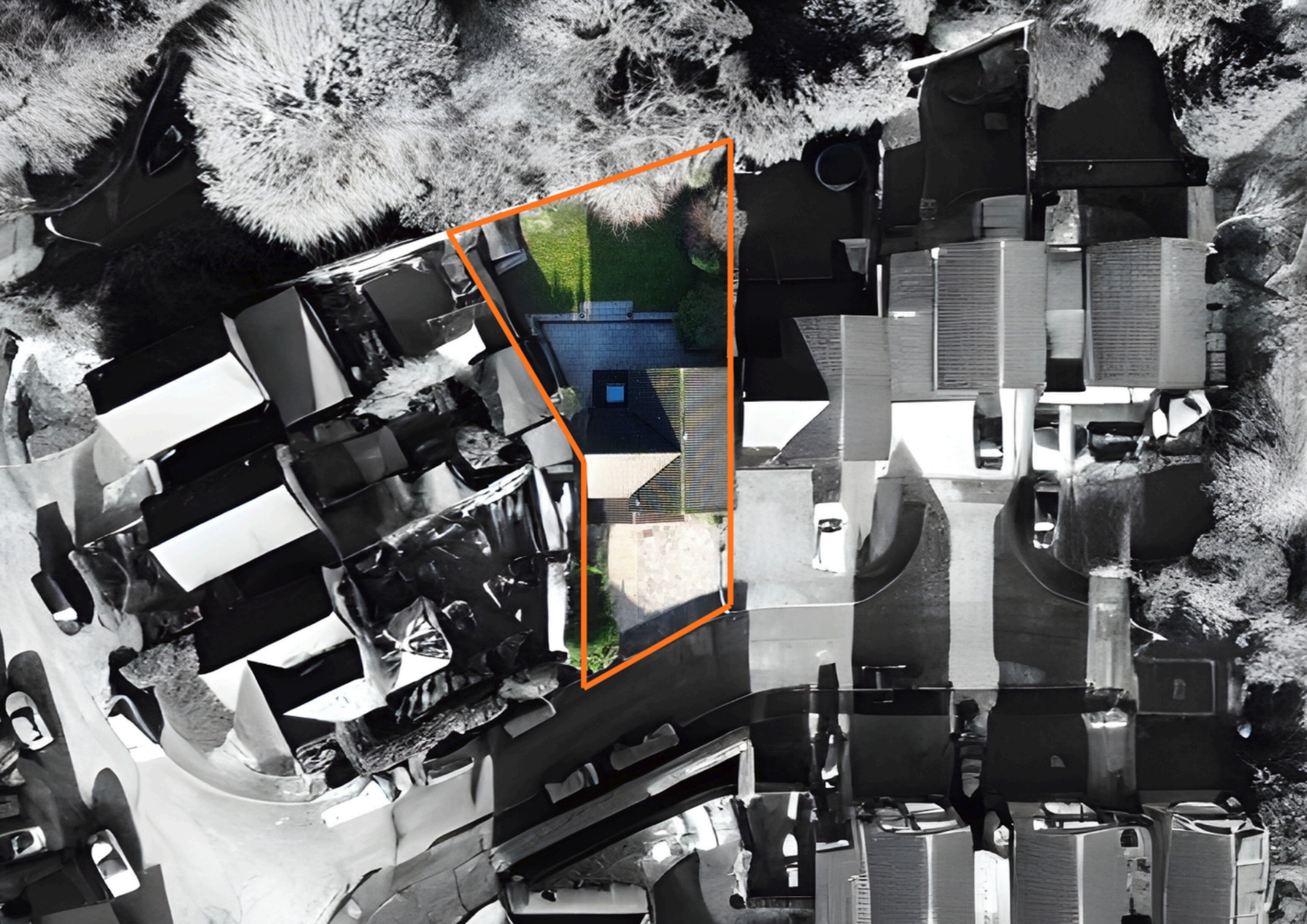
- Three bedrooms
- Chain free
- Detached home
- Driveway parking for 2-3 cars
- Integral garage
- The property benefits from remodelling giving the kitchen and living space a modern layout
- Excellent motorway links





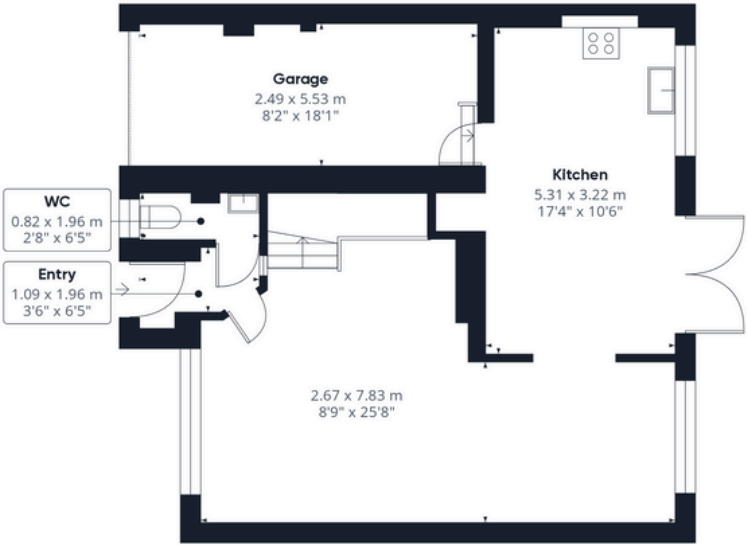




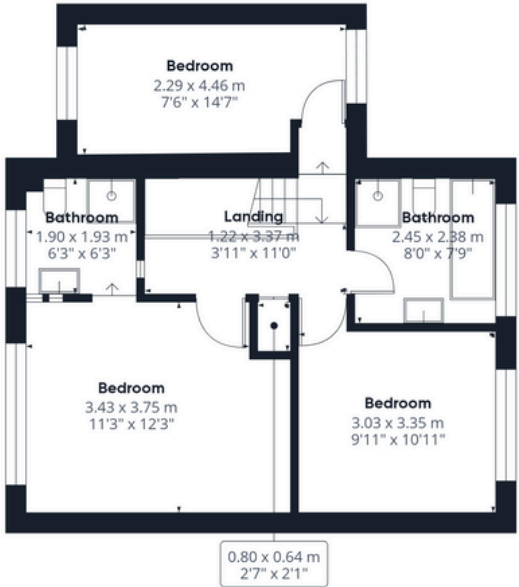




# Floorplan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

114.76 m<sup>2</sup>  
1235.27 ft<sup>2</sup>

**Reduced headroom**

0.51 m<sup>2</sup>  
5.46 ft<sup>2</sup>

(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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# Area Information

Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, good primary school and secondary schools 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.

- 3 miles to Rickmansworth station
- 2.9 miles to Rickmansworth High Street
- Nearest Motorway: 1.8 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; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors, Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

