



Oakhill Road, Maple Cross, Rickmansworth, WD3 9RE

Guide price: £595,000 Freehold

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About the property

A well-presented 3-bedroom semi-detached house, ideally situated in a peaceful cul-de-sac in the sought-after area of Maple Cross. Located just moments from Junction 17 of the M25 and only 2.3 miles from Rickmansworth Town Centre, this home offers a perfect blend of tranquillity and convenience.

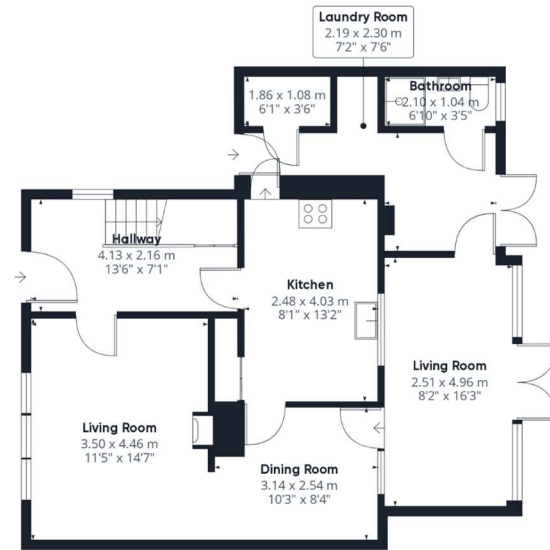
The ground floor accommodation comprises a welcoming entrance hall, a spacious living room leading onto dining room perfect for entertaining, and a fully fitted kitchen. Additionally, a practical utility/storage room provides excellent storage options. A well-appointed shower room with WC further enhance the convenience of the ground floor. There is a further living space overlooking the garden offering a bright and airy extension.

Upstairs, the property boasts two generously sized double bedrooms with built-in wardrobes, a comfortable single bedroom, and a modern family bathroom.

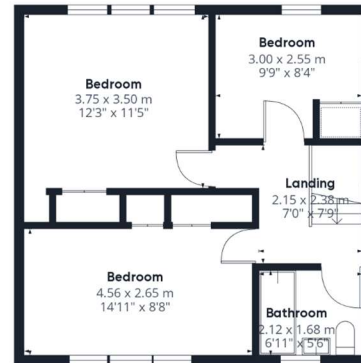
The rear garden is level and beautifully maintained, predominantly laid to lawn with two useful storage sheds and two patio areas—ideal for outdoor relaxation. To the front of the property, there is driveway parking for three cars.



- Three bedrooms
- Semi-detached house
- South facing garden with two patio areas
- Within easy reach of Denham and Rickmansworth Stations
- Driveway parking
- Easy access to the M25



Floor 0



Floor 1

Approximate total area⁽¹⁾

111.38 m²

1198.9 ft²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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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: 1,198.9 sq ft

Tenure: Freehold

Nearest Station: 2.6 miles to Rickmansworth Station

Distance to Town Centre: 2.5 miles to Rickmansworth

Nearest Motorway: 1.3 miles to M25



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

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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