



Denham Way, Maple Cross, Rickmansworth, WD3 9SP

Guide Price £700,000 Freehold



# The property

Beautifully positioned in the popular Maple Cross area, this charming detached three-bedroom home combines spacious family living with exceptional outdoor space - perfect for those seeking comfort, convenience, and room to grow.

Step inside to a welcoming hallway featuring a handy downstairs W/C and plentiful storage. The flowing layout offers a bright dining room opening into a generous living room, ideal for both everyday living and entertaining. The modern kitchen provides ample space for a breakfast or seating area, while the adjoining utility room/study adds valuable flexibility for home working or extra storage. Completing the ground floor is a stunning sunroom, flooding the rear of the home with natural light and offering lovely views of the garden.

Upstairs, you'll find a well-sized double bedroom enjoying picturesque views of the garden and tranquil pond, along with a second spacious double bedroom also overlooking the rear. The main bedroom boasts built-in wardrobes and a stylish en-suite, creating a peaceful retreat.

The rear garden is a true standout - exceptionally large, beautifully maintained, and featuring a serene pond, ample space for two large sheds and a greenhouse, plus convenient side access. The generous driveway provides parking for multiple vehicles.

The home is well positioned near local amenities, with The Reach Free School just a 15-minute walk away, newly built in 2018 as part of a £17 million project. Woodoaks Farm is only 10 minutes on foot, known from BBC's Countryfile and offering food, drinks and events at the Woodoaks Tea Shack and Creative Juices Brewing Company. Directly opposite are the redeveloped Denham Way Playing Fields, featuring football pitches, floodlit tennis courts, a skate/bike area, outdoor fitness equipment, a play area and a walking route.





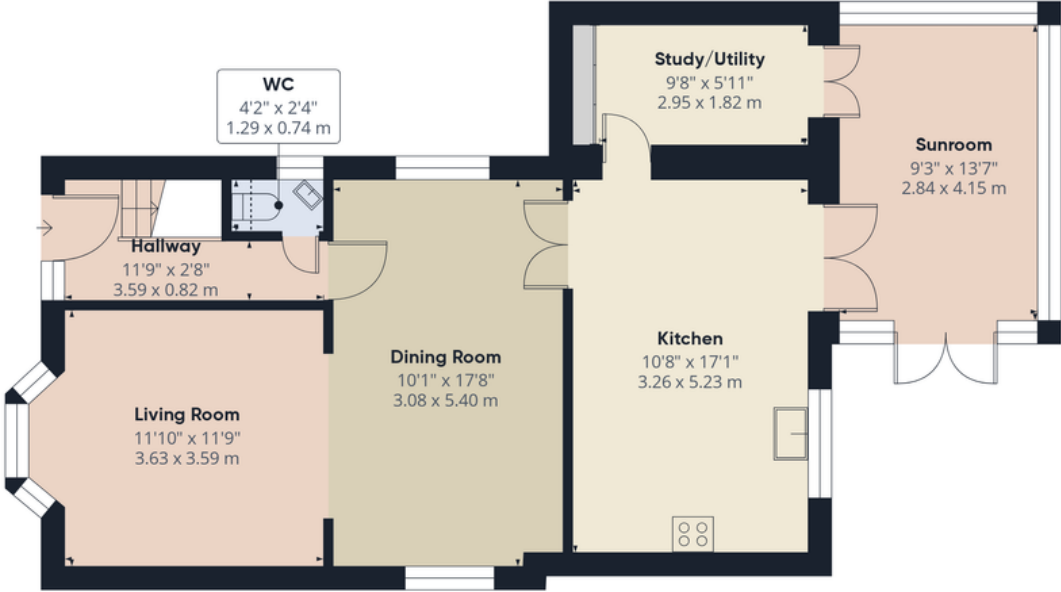


## Key Features

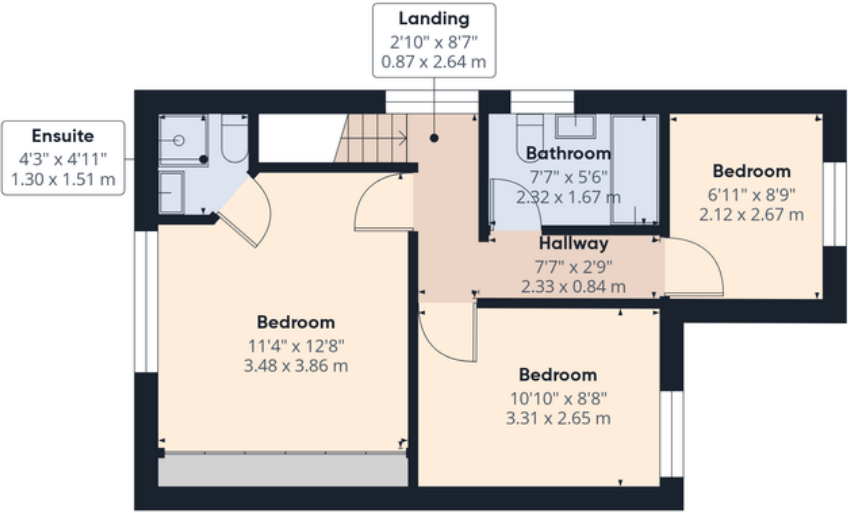
- Three bedrooms
- Detached property
- Well-presented throughout
- Beautiful sunroom
- Adjoining study/utility room to the kitchen
- Exceptionally large garden
- Driveway parking for multiple cars
- Close to local amenities
- A short walk to Maple Cross JMI & Nursery School



# Floorplan



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
1205 ft<sup>2</sup>  
111.9 m<sup>2</sup>  
**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

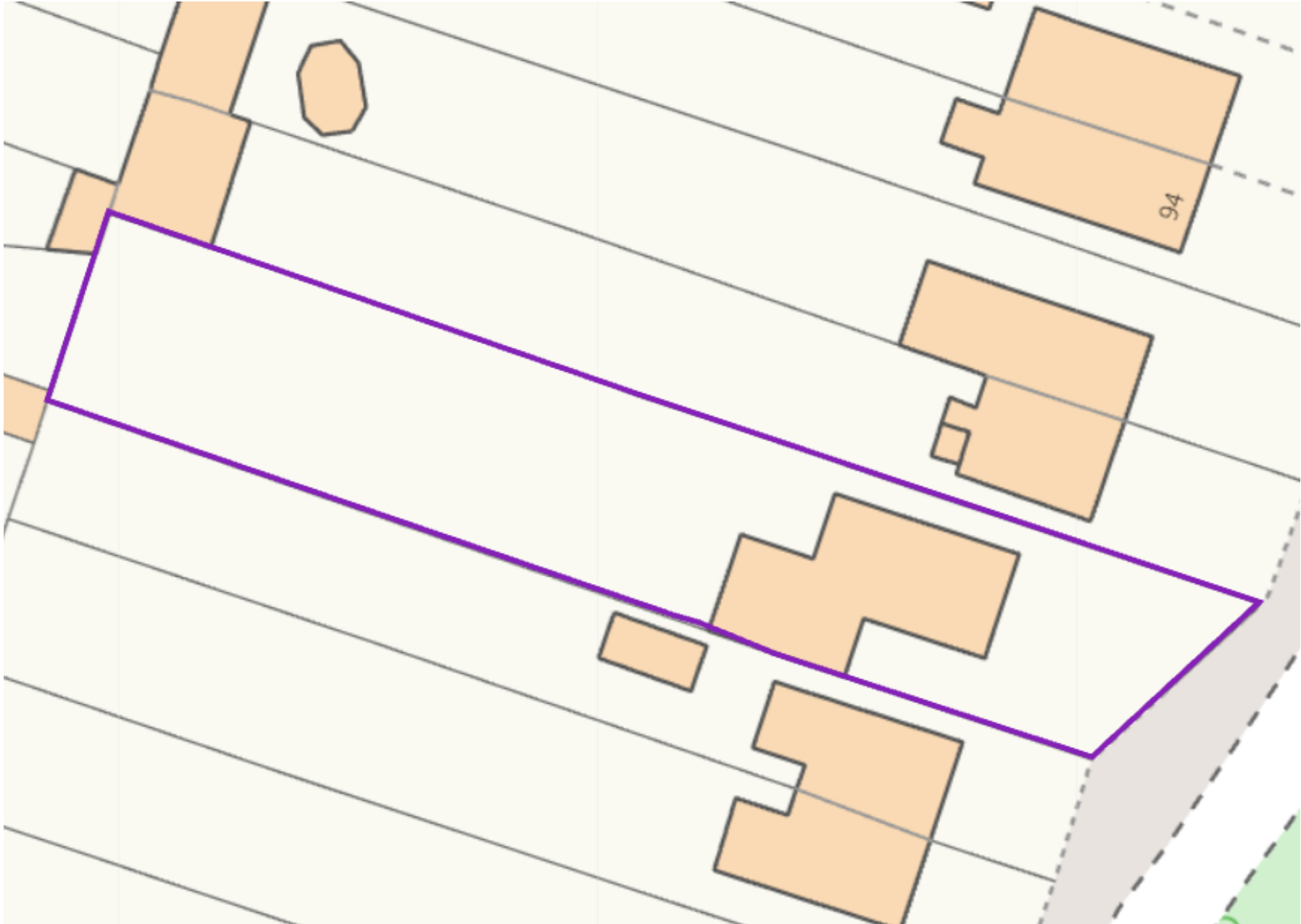
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Boundary



# 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.

- 2.5 miles to Rickmansworth Station
- 2.3 miles to Rickmansworth High Street
- Nearest Motorway: 1.3 miles to M25

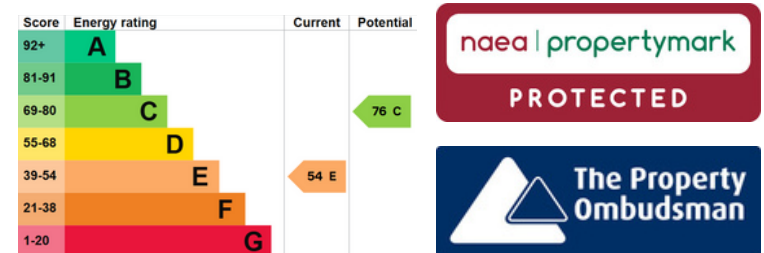
Local Authority: Three Rivers District Council

Council Tax: F

Approximate floor area: 1205 sq ft

Tenure: Freehold

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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages 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.





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