



Chalfont Road, Maple Cross, Rickmansworth, WD3 9TB
Offers in excess of £400,000 Freehold



The property

Located on the ever-popular Chalfont Road, we are delighted to welcome this beautifully presented two-bedroom semi-detached home to the market, finished to an exceptional standard throughout.

Upon entering, you are greeted by a warm and inviting hallway, setting the tone for the rest of the property. To the left sits the modern, fully integrated kitchen, thoughtfully designed with both style and functionality in mind. Adjacent to the kitchen is a convenient and stylish downstairs WC.

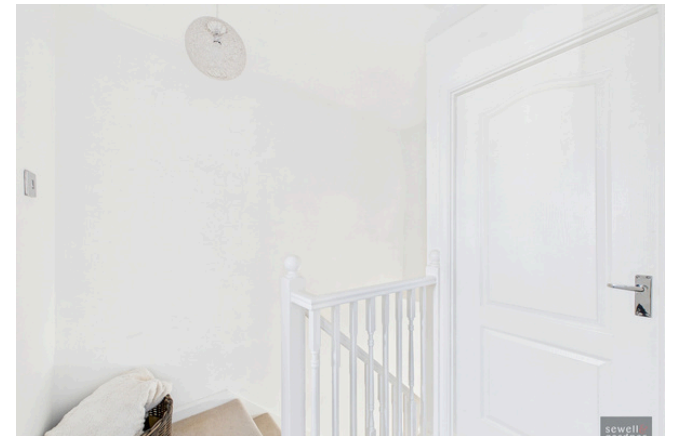
Straight ahead, the hallway opens into the stunning lounge, tastefully decorated in neutral tones and enhanced by elegant wood panelling. The herringbone flooring, which runs throughout the ground floor, adds a real sense of quality and cohesion. Double doors lead seamlessly from the lounge into the rear garden, creating a wonderful indoor-outdoor flow.

Upstairs, a spacious landing provides access to two well-proportioned bedrooms. The generous principal bedroom benefits from built-in storage and is flooded with natural light. The second bedroom is equally bright and enjoys picturesque views over the moors to the rear. The first floor is completed by a modern, fully tiled family bathroom.

Externally, the rear garden has been thoughtfully landscaped, featuring a patio area, low-maintenance artificial lawn and a charming seating area to the rear, ideal for relaxing or entertaining. The property also benefits from side access and off-road parking for two vehicles to the side of the house.

Surrounded by beautiful scenery and natural walking routes, yet conveniently close to local amenities, this home is perfectly suited to first-time buyers, downsizers or those looking to relocate.

Finished to the highest of standards, early viewing is highly recommended – don't miss the opportunity to make this exceptional property your next home.





HI
WATER
HOT WATER
88
ZONE CHOICE
TAP



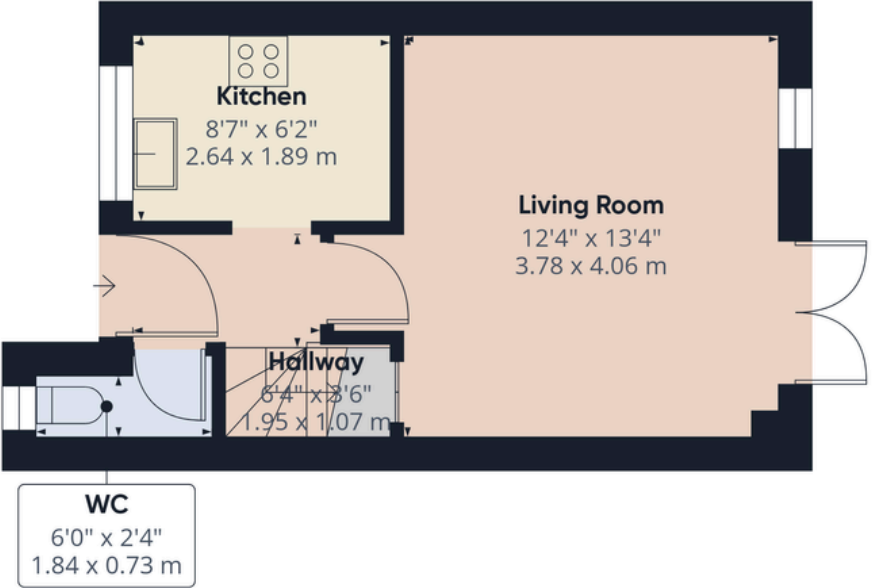
Key Features

- Two bedroom semi-detached home
- Herringbone flooring throughout the ground floor
- Modern, fully integrated kitchen
- Beautifully presented throughout
- Stylish downstairs W/C
- Off-street parking
- Side access to the rear
- Well-maintained garden
- Peaceful nature walks on your doorstep

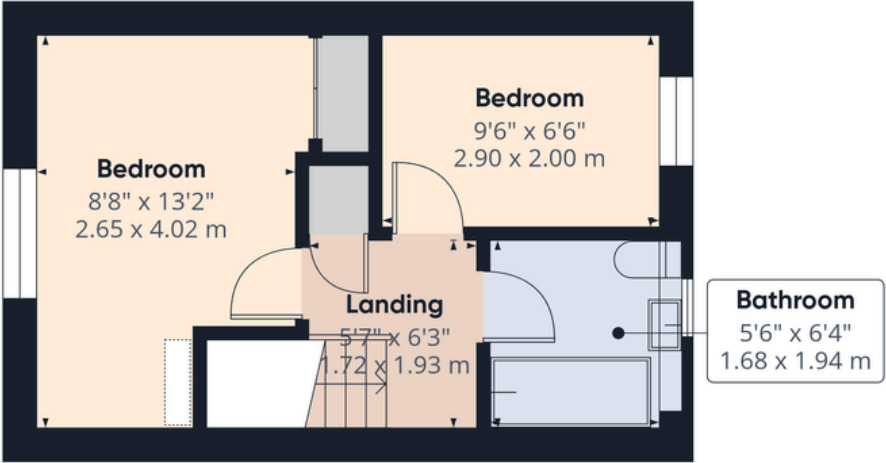




Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾
530 ft²
49.4 m²

(1) Excluding balconies and terraces

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

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.



- 2.1 miles to Rickmansworth Station
- 2.3 miles to Rickmansworth High Street
- Nearest Motorway: 0.3 miles to M25

Local Authority: Three Rivers District Council
Council Tax: F
Approximate floor area: 530 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 £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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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