

FREEHOLD



House - Semi-Detached (EPC Rating: D)

LONGCROFT ROAD, MAPLE CROSS,
RICKMANSWORTH, WD3 9TJ

£450,000



3 Bedroom House - Semi-Detached located in Rickmansworth

A beautifully presented semi-detached home situated on a popular cul-de-sac in Maple Cross and ideally offered for sale CHAIN FREE with access to the M25 and Rickmansworth Town Centre.

We are delighted to offer to market an immaculately presented extended semi-detached 3 bedroom home, offering spacious and versatile living spaces.

Enter into the impressive entrance hall, with doors to the main reception and the kitchen with stairs leading to the first floor.

The heart of this home is undoubtedly the welcoming rear reception room, consisting of an open living area with patio doors overlooking the south facing garden and featuring the log burner fire leading to the dining area with room for large table and window, again overlooking the secluded garden to the rear.

The kitchen which boasts a stylish range of base and wall units, along with integrated appliances including an oven, hob and extractor, seamlessly connecting to the dining room and third bedroom/second reception.

One of the standout features of this property is the extended ground floor room, previously utilised as a third bedroom and currently used as an office. With access options, either through the kitchen or with own access to the side of the house, it could make it an ideal independent bedroom space for guests, potential home business or a versatile extra living area. It has direct access to the newly installed lovely downstairs cloakroom and also conveniently opens up to the rear garden.

Moving to the first floor, you will discover two generously proportioned double bedrooms, ensuring essential ample space. The master currently has a king-sized bed and ideally offers plenty remaining space for furniture. The second bedroom is also a great sized double room with both rooms overlooking the quiet rear aspect. On the landing is the airing cupboard housing the water tank, with plenty of room for storage and the HIVE hub offering options to control the heating remotely.

The family bathroom was only installed five years ago and is immaculate throughout offering modern

convenience. Fitted with porcelain tiles to the floor and fully tiled to wall. With wc, basin, vanity unit, wall mirror with built in lighting, double chrome towel rail. The bath has a standup shower section benefitting from pump for additional pressure and rainfall shower option.

Our property also benefits from two driveway options, offering plenty of options for visitors and future occupants. To the front of the property is a driveway offering offstreet parking for one large or two small cars. To the rear are double gates leading to the rear of the garden and hardstanding for parking.

The garden is a peaceful area with a large decking area perfect for outdoor entertainment and relaxation. The remainder is laid to lawn with ornamental trees and shrubs. The two sheds, one wooden and the other is a large resin weather resistant structure offers ample outside storage both of which will be staying at the property. The garden is enclosed by panel fencing.

The property is maintained in excellent order throughout and points to be noted are:- fibre optic broadband has been installed, the gutters have been relined, the flat roof above bedroom 3 has been replaced and the fence to the boundary of the property has been replaced this year with concrete lintels and new fencing and the log burner has regularly serviced on an annual basis. HIVE hub. Unlimited parking options - no parking permits are required in this neighbourhood.

Located in the desirable area of Maple Cross, this property benefits from close proximity to local amenities and enjoys excellent connectivity through the nearby motorway network, making it an ideal choice for those seeking both convenience and comfort.

Don't miss the chance to make this outstanding chain free property your new home. Contact us today to arrange your viewing.

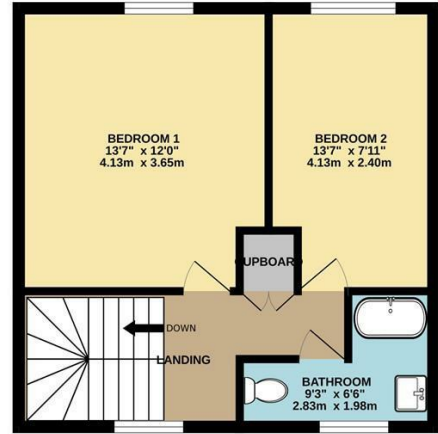


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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



3 BEDROOM 1 BATH

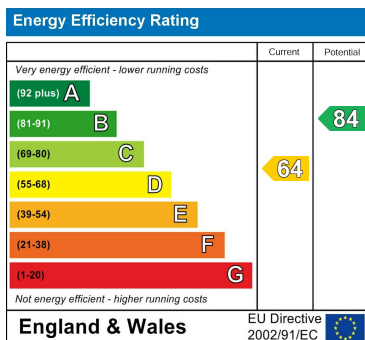
TOTAL FLOOR AREA : 936 sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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