



Denham Way, Maple Cross, Rickmansworth, WD3 9SP

Guide Price £650,000 Freehold



# The property

Located in the sought-after Maple Cross area, this charming three-bedroom detached home offers spacious and versatile living, ideal for modern family life. The ground floor features a welcoming hallway with storage and a downstairs W/C, leading into a bright dining room that flows through to a generous living space. The modern kitchen provides room for a breakfast area, complemented by a useful utility room/study, while the impressive sunroom fills the rear of the home with natural light and overlooks the garden.

Upstairs, there are two well-proportioned double bedrooms to the rear, one enjoying particularly pleasant views across the garden and pond. The principal bedroom benefits from built-in wardrobes and a stylish en-suite, creating a comfortable and private retreat.

The beautifully maintained rear garden is a standout feature, offering exceptional space, a tranquil pond, room for two large sheds and a greenhouse, plus side access. A generous driveway provides parking for multiple vehicles.

The property is ideally positioned close to local amenities, including The Reach Free School (approx. 15-minute walk), Woodoaks Farm (around 10 minutes on foot), and the recently redeveloped Denham Way Playing Fields directly opposite.





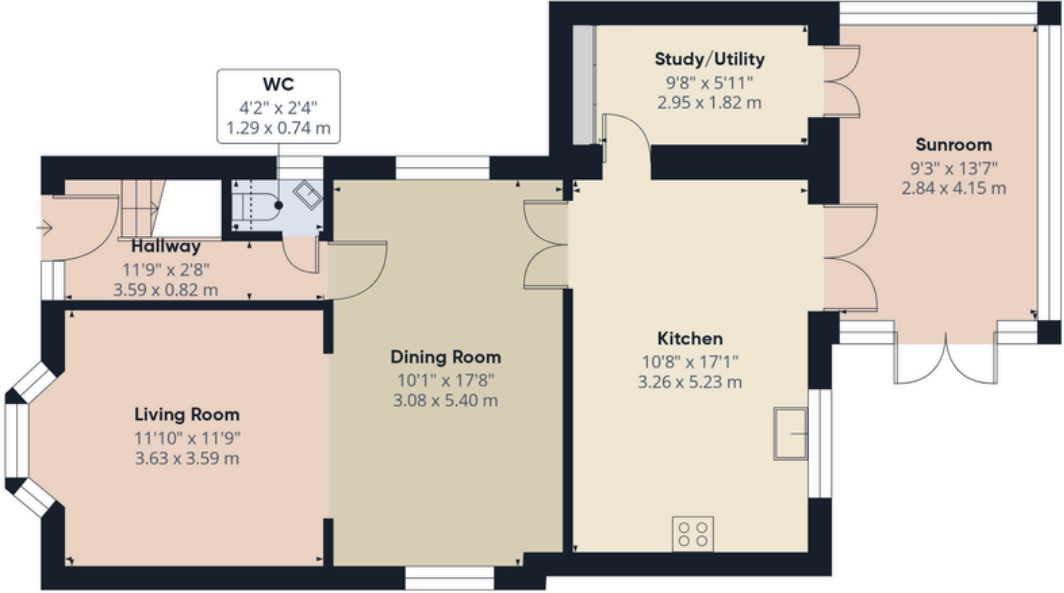


## Key Features

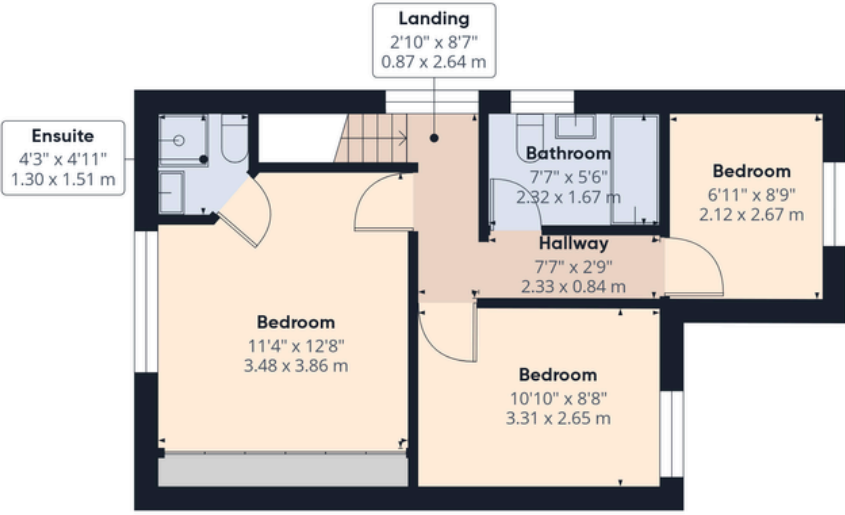
- Three bedroom detached property
- Well-presented throughout
- Beautiful sunroom
- Adjoining study/utility room to the kitchen
- Exceptionally large garden
- Driveway parking for multiple cars
- Close to local amenities
- A short walk to Maple Cross JMI & Nursery School



# Floorplan



Floor 0



Floor 1



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

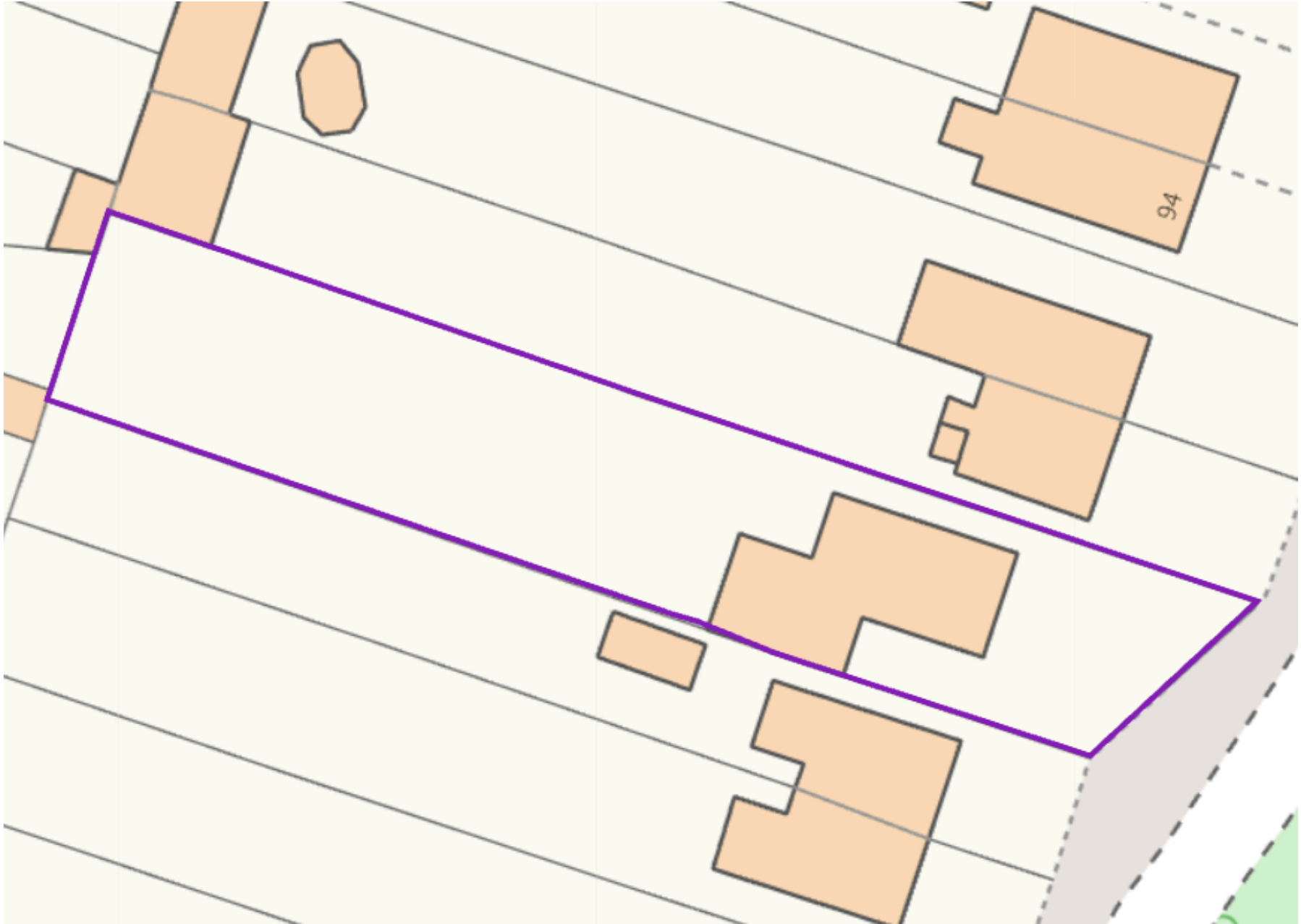
Reduced headroom  
..... Below 5 ft/1.5 m

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 £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		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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