



Denham Way, Maple Cross, Rickmansworth, WD3 9SP

Guide Price £675,000 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.





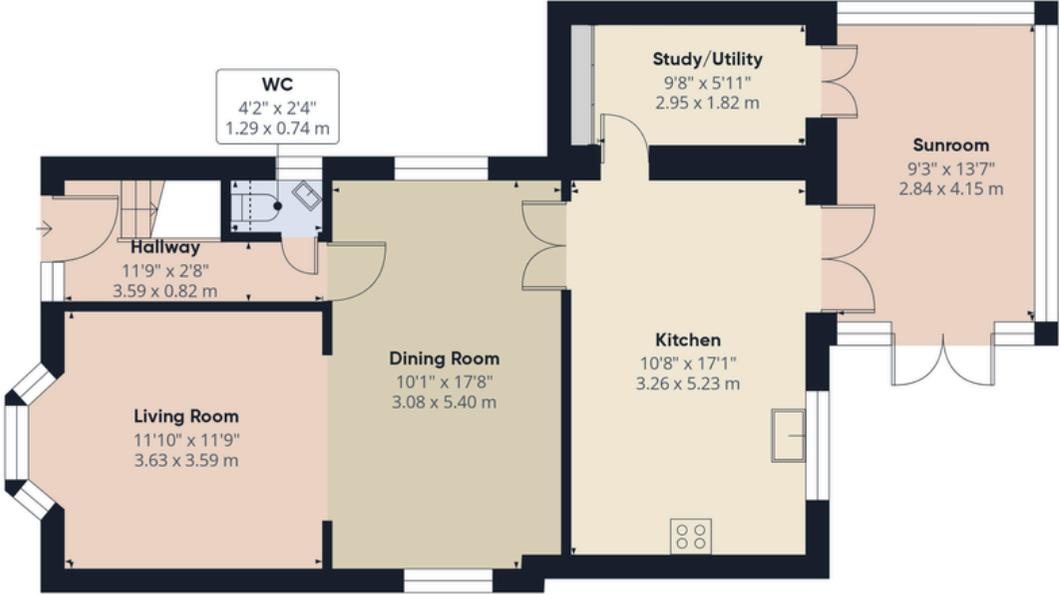


Key Features

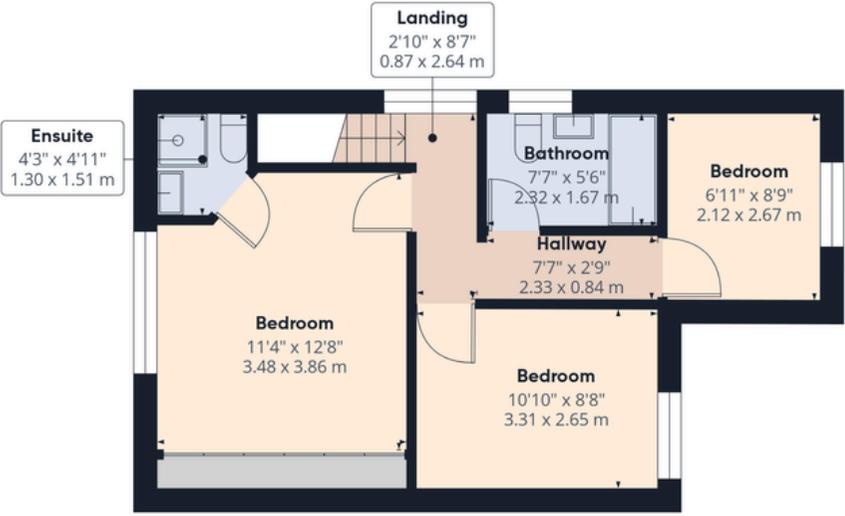
- COMPLETE UPPER CHAIN
- Three bedroom detached property
- Well-presented throughout
- Beautiful sunroom
- Adjoining study/utility room to the kitchen
- Exceptionally large garden
- Driveway parking for multiple cars
- Close to local amenities
- A short walk to Maple Cross JMI & Nursery School
- Part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



Floorplan



Floor 0



Floor 1

Approximate total area⁽¹⁾
1205 ft²
111.9 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

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

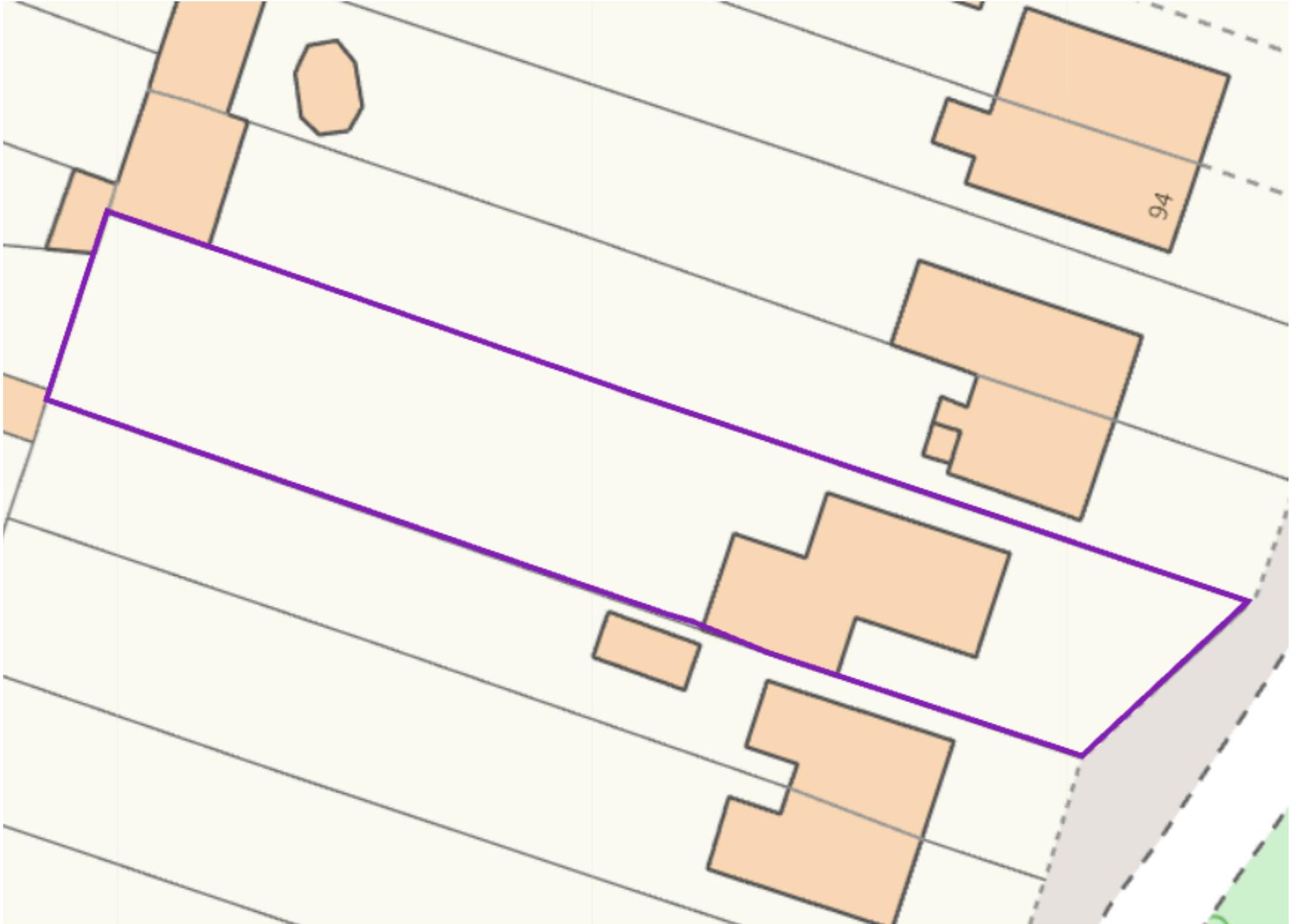
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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



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		



PROTECTED



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