



## Longcroft Road, Maple Cross, WD3

£485,000 Freehold

LIVING ROOM • KITCHEN/DINING ROOM • STUDY/UTILITY ROOM • DOWNSTAIRS W.C. • TWO DOUBLE BEDROOMS • FAMILY BATHROOM WITH SEPARATE W.C. • LOFT ROOM • REAR GARDEN • ELEVATED PARKING AREA TO FRONT & GARAGE • SOLAR PANELS INSTALLED

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS



We are pleased to present this beautifully presented TWO DOUBLE BEDROOM SEMI DETACHED HOUSE, situated in a sought-after residential road.

The entrance hall provides access to all rooms on the ground floor. There is a spacious living room, with patio door to the rear garden and further door leading to the modern kitchen/dining room with integrated oven and ample cupboard space. From the dining room there is a door to the study/utility room which has a convenient downstairs cloakroom.

There are two good-sized double bedrooms on the first floor with full height fitted wardrobes to bedroom one and a modern bathroom and separate W.C. There is also access to a convenient loft room from the landing, providing ample storage options.

The rear garden has a stone paved patio leading to a large area of lawn and access to the garage at the back of the garden. To the front there is an elevated parking area with space for up to two vehicles and the property benefits from solar panels being installed.

The property is located just off the North Orbital Road and within a couple of minutes' drive Junction 17 of the M25. It is also a short drive from Rickmansworth Town Centre and Metropolitan/Chiltern Line station.

Nearest Station: 2.4 miles - Rickmansworth Station

Council Tax band: C Approx. £2038.39 2025-2026 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approximate Gross Internal Area  
Ground Floor = 49.5 sq m / 533 sq ft  
First Floor = 37.5 sq m / 404 sq ft  
Total = 87.0 sq m / 937 sq ft

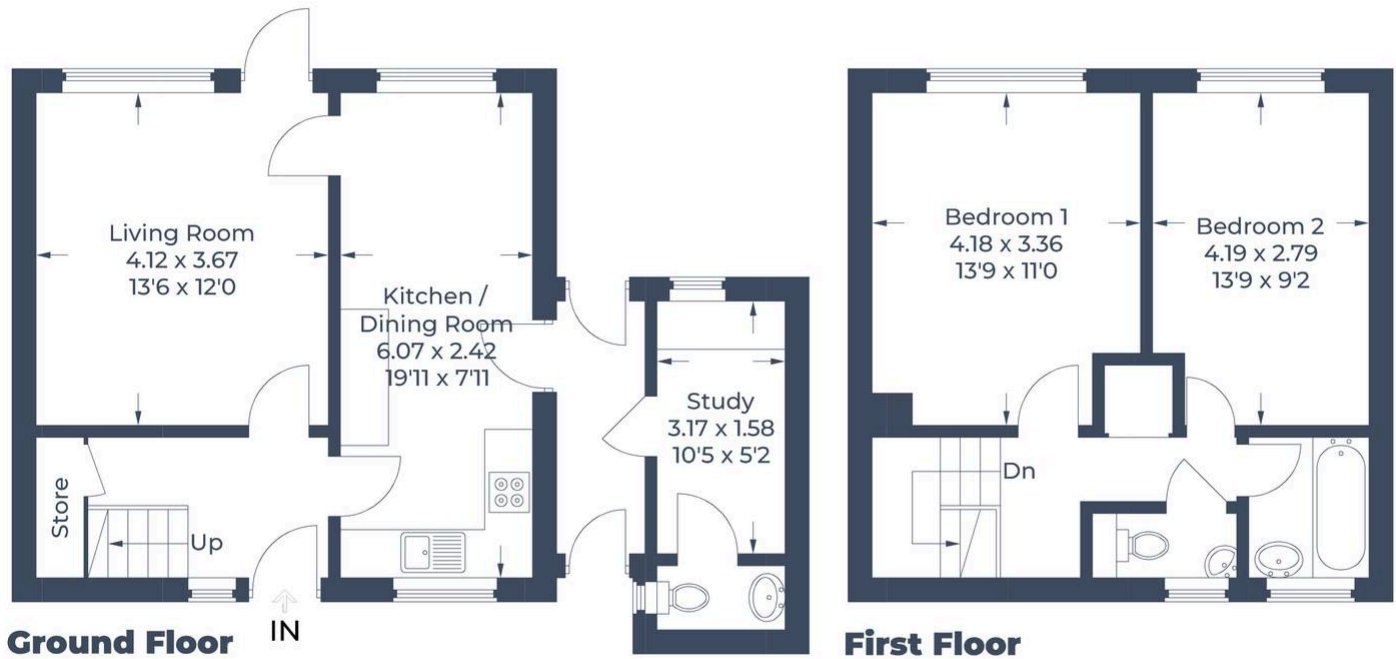


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.