

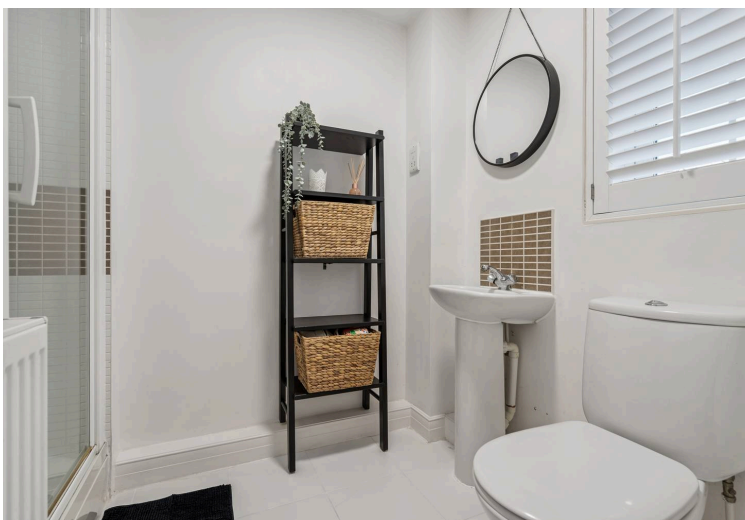


## Franklins, Maple Cross, WD3

Offers In the Region Of £485,000 Freehold

LIVING ROOM • KITCHEN/BREAKFAST ROOM • DOWNSTAIRS CLOAKROOM • THREE BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • FAMILY BATHROOM • REAR GARDEN • TWO ALLOCATED PARKING SPACES • EV CHARGING POINT

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



A beautifully presented THREE BEDROOM END OF TERRACE FAMILY HOME.

Stepping through the front door, you are welcomed into the entrance hallway that leads to a stylish living room. The kitchen/breakfast room is spacious and thoughtfully designed, featuring modern wall and base cabinets, ample work surfaces, and space for a dining table, creating a sociable hub for daily living. A convenient downstairs cloakroom adds practicality for visiting guests.

Upstairs, are three well-proportioned bedrooms with an en-suite shower room to bedroom one and a modern family bathroom.

The rear garden has a shaped stone paved patio leading to an area of lawn with wooden flower beds to either side and a secondary patio and shed at the back. There are two allocated parking spaces located to the front of the property, plus an EV charging point.

The property is situated close to the centre of Maple Cross, in a sought-after family friendly neighbourhood. Rickmansworth Town Centre and Metropolitan/Chiltern Line Station is approximately two miles away. This peaceful yet convenient location is close to a variety of local amenities such as parks, woodlands, lakes and cycle routes plus excellent motorway links.

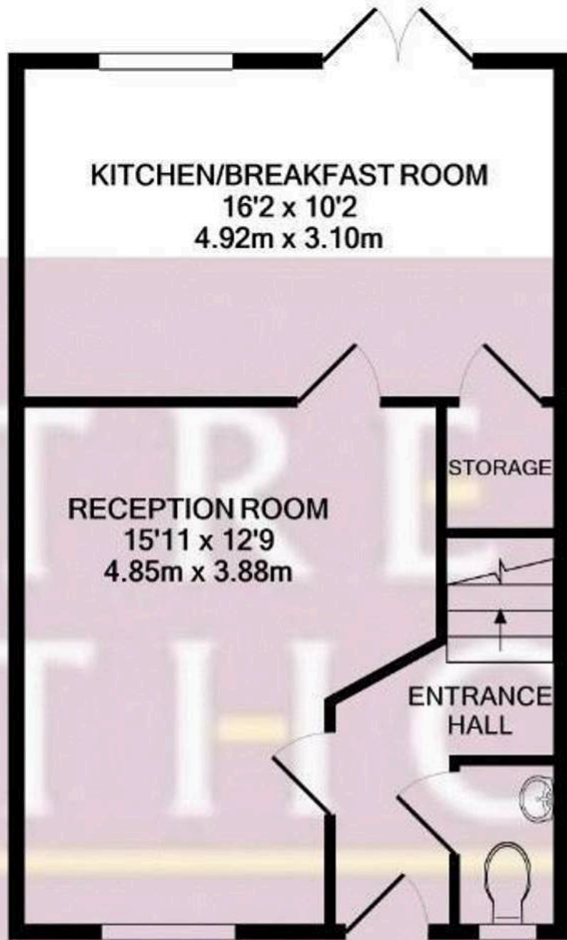
Nearest Station: 2.1 miles - Rickmansworth Station

Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

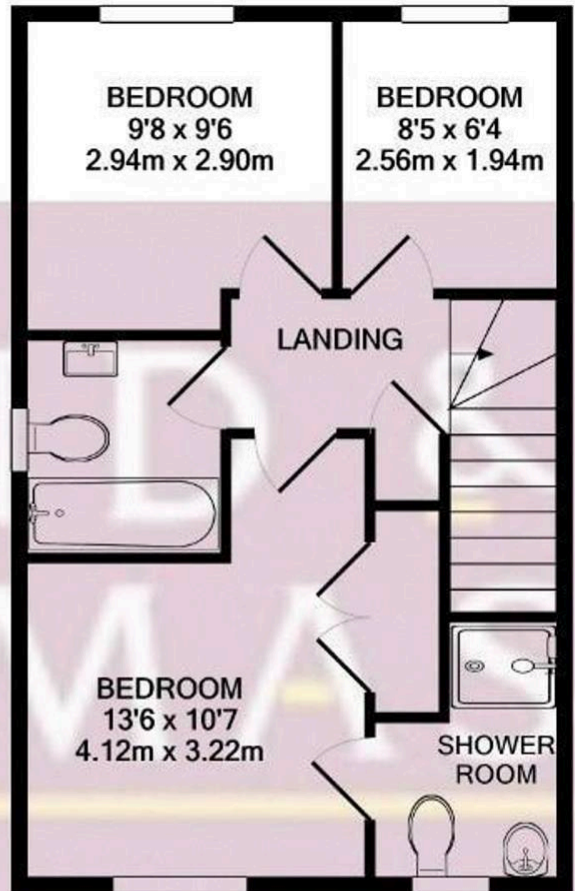
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)

FRANKLINS, RICKMANSWORTH, WD3 9SY  
TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

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.