



**A WELL-PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

The Hawthorns, Maple Cross, Rickmansworth, Hertfordshire, WD3 9UH

**ROBSONS**

The Hawthorns, Maple Cross, Rickmansworth,  
Hertfordshire, WD3 9UH

**RECEPTION/DINING ROOM • KITCHEN •  
SNUG • GUEST WC • FOUR DOUBLE  
BEDROOMS • FAMILY BATHROOM • REAR  
GARDEN • OFF-STREET PARKING & GARAGE •  
SCOPE TO EXTEND (STPP)**

### Description

This spacious four-bedroom detached family home enjoys a peaceful setting overlooking open fields and greenery. The property offers an attractive and beautifully maintained rear garden, off-street parking, and scope to extend (STPP).

You are welcomed into the property through a bright and inviting hallway, complete with a convenient guest WC. The ground floor features a superb 25'7" x 11'2" reception/dining room with a feature fireplace and sliding doors opening out to the rear garden.

The kitchen, accessible from both the hallway and dining area, provides a good range of fitted units along with space for freestanding appliances. Adjacent to the kitchen is a snug, ideal as a study or second sitting area, which also offers access to both the garden and the garage.





On the first floor there are four double bedrooms, three of which benefit from fitted wardrobes, as well as a well-appointed family bathroom.

The attractive rear garden is mainly laid to lawn and bordered by mature hedges, offering a high degree of privacy. There is also a patio area, perfect for outdoor dining and relaxation. To the front, the property features a driveway providing off-street parking, an integral garage, and side access to the rear garden.

### **Location**

The property is situated in Maple Cross, close to the village of Harefield which is surrounded by some beautiful countryside along the Grand Union Canal. The local area also has good sporting facilities which include golfing, local cricket and football clubs. Rickmansworth caters for specialist and daily shopping requirements to include Marks and Spencer, Waitrose and Tesco. At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. The area is well served for good quality private and state schools for all ages.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers district Council

Council Tax Band: F

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.

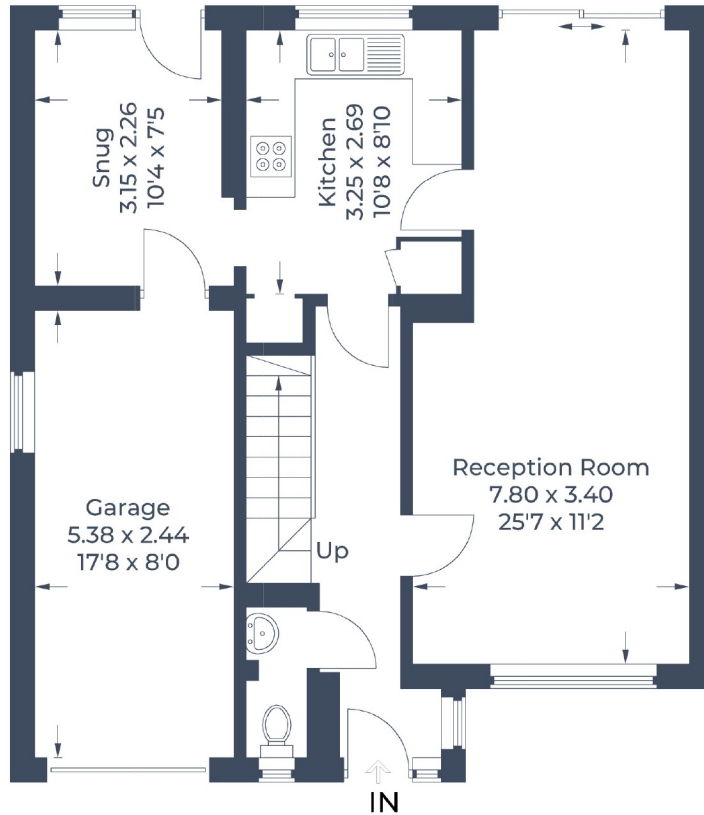


Approximate Gross Internal Area (Including Garage)

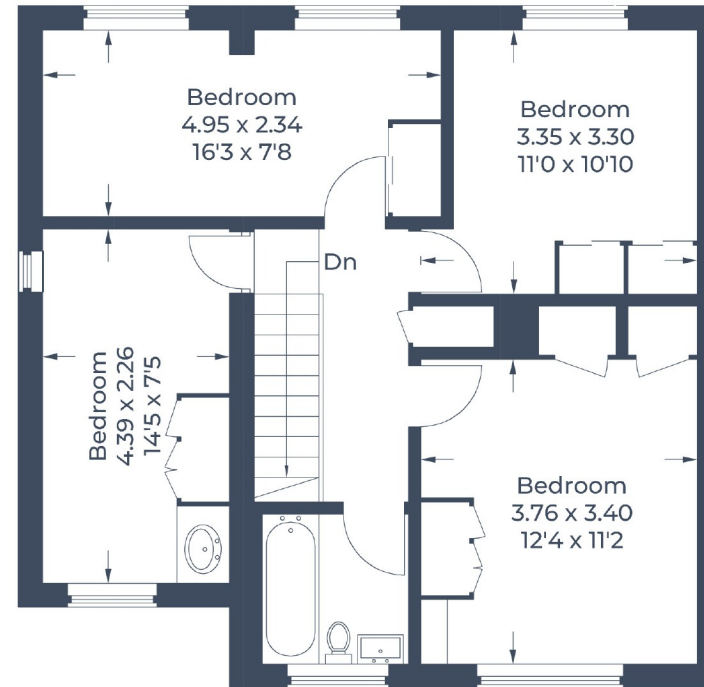
Ground Floor = 69.1 sq m / 744 sq ft

First Floor = 60.2 sq m / 648 sq ft

Total = 129.3 sq m / 1,392 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Robsons

**ROBSONS**

130 High Street, Rickmansworth WD3 1AB

Tel: 01923 777762 Email: rickmansworth@robsonsweb.com

[www.robsonsweb.com](http://www.robsonsweb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.