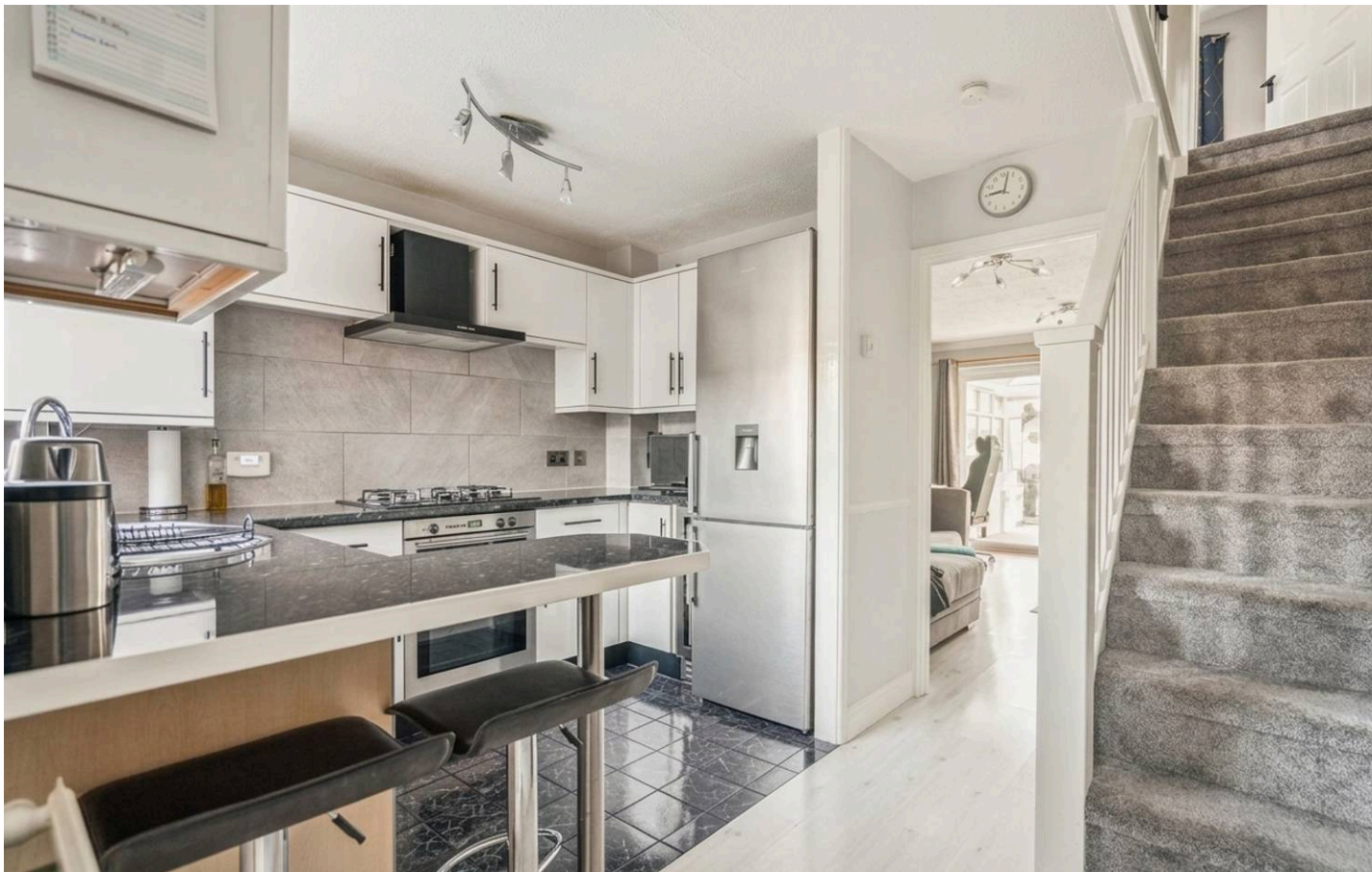




Ladywalk, Maple Cross - WD3 9YZ  
£425,000

 **LAWRENCE RAND**



## Key Features & Description

- Two Bedroom
- Semi Detached
- Driveway
- Conservatory
- Good condition

A beautifully presented two-bedroom semi-detached home, ideally positioned at the end of this sought-after cul-de-sac and set back from the road. Conveniently located just a short drive from Denham and Rickmansworth, the property also offers excellent access to the M40, M25, and wider motorway network.

The ground floor features an enclosed entrance porch with built-in storage, along with space and plumbing for a washing machine. There is a modern open well-appointed kitchen complete with integrated appliances and an additional breakfast bar. The bright and spacious lounge leads into a generous conservatory, which enjoys plenty of natural light and provides direct access to the rear garden through double patio doors.

The first-floor offers two double bedrooms, both benefiting from built-in wardrobes and additional storage, as well as a well-maintained family bathroom and loft access for storage.

Outside, the rear garden is thoughtfully arranged with a decked patio area, a lawn, and a timber shed, along with secure gated access to the front. Further benefits include double glazing, central heating, and off-street parking for two vehicles on a private driveway.

**Presented with care by Lawrence Rand – helping you find the place you'll love to call home.**





Ladywalk enjoys an ideal setting close to Rickmansworth town centre, where a mix of shops, cafés, and restaurants create a community atmosphere. Excellent transport links are on hand, with the Metropolitan and Chiltern Line station offering direct access into London, while for motorists the A40, M40, and M25 are easily reached. Surrounded by green spaces, riverside walks, and leisure facilities, this location offers the perfect balance of convenience and lifestyle.

**Verified Material Information:**

Council Tax band: C

EPC Energy Efficiency Rating: D

**Suppliers:**

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

**Broadband & mobile coverage:**

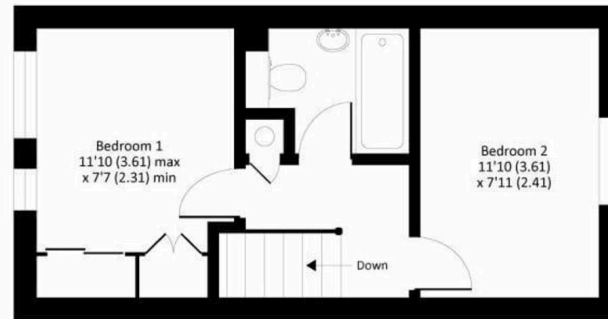
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

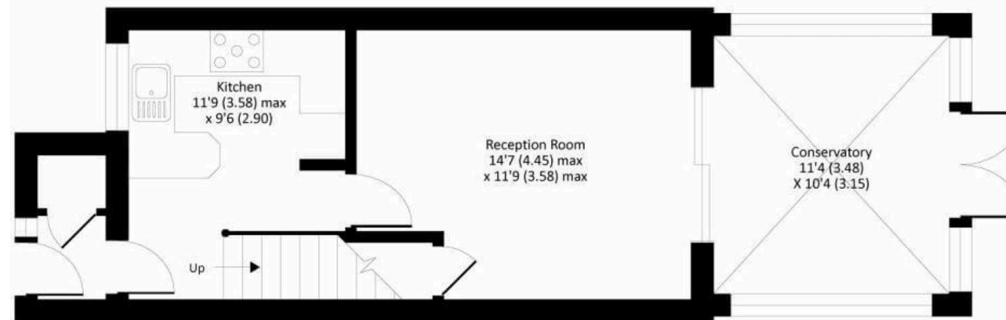


## Ladywalk, Maple Cross, Rickmansworth, WD3 9YZ

Total gross internal area = 736 sq ft / 68.4 sq m



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
© 2019 nichecom.co.uk

## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[sales@lawrence-rand.co.uk](mailto:sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.