



**Connells**

Denham Way  
Maple Cross Rickmansworth



## Property Description

Connells are delighted to present this beautifully maintained semi-detached home, set on a quiet residential road in Maple Cross.

The property offers a spacious reception/dining room, modern fitted kitchen, three well-proportioned bedrooms and a family bathroom. Additional benefits include a large landscaped rear garden backing onto playing fields, off-street parking for multiple vehicles, and a self-contained annex with fitted wardrobes and an en-suite. The home also offers potential to extend (STPP).

Ideally suited for families, the property sits within catchments for highly regarded nurseries, primary and secondary schools. Excellent transport links are close by, including Rickmansworth Station (Metropolitan and Chiltern Lines) and easy access to the M25, M1, M40 and M4.

The area offers a range of leisure facilities such as local golf courses, a cricket club and the Aquadrome, with scenic countryside walks nearby. Rickmansworth provides convenient shopping options including M&S and Tesco, with further amenities in Watford and Uxbridge.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Door to front aspect, window to front and side aspect, stairs to first floor landing, under-stairs storage, radiator.

## Reception /Dining Room

Bay window to front aspect, log fire burner, television point, telephone point, radiators, French patio doors.

## Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear and side aspect, sink with drainer, integrated double oven, integrated microwave, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, door to rear garden.

## First Floor Landing

Stairs from entrance hall, window to side aspect, loft access.

## Bedroom One

Window to front aspect, fitted wardrobes, radiator.

## Bedroom Two

Window to rear aspect, fitted wardrobes, radiator.

## Bedroom Three

Window to front aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity wash hand basin, heated towel rail.

## Outside

### Front Garden

Paved driveway for four cars, side access.

### Rear Garden

Expansive rear garden, pergola area with decking, stairs to paved patio area, laid lawn, side and rear access to playing fields, access to annex, storage shed and bar area.

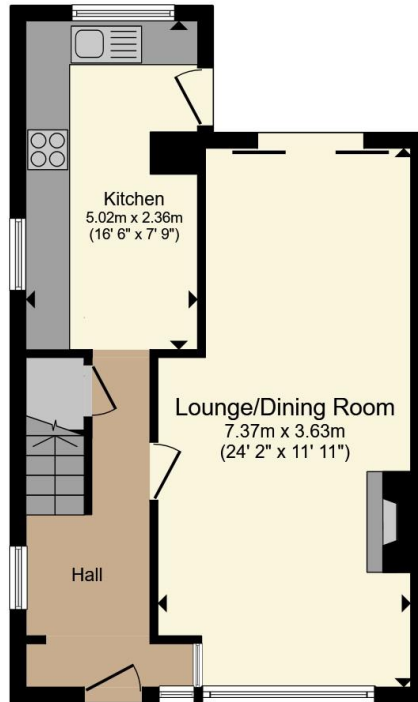
### Annex

Door to side aspect, window to side aspect, fitted wardrobes, en-suite with window to rear aspect, shower cubicle, WC, wash hand basin and heated towel rail.

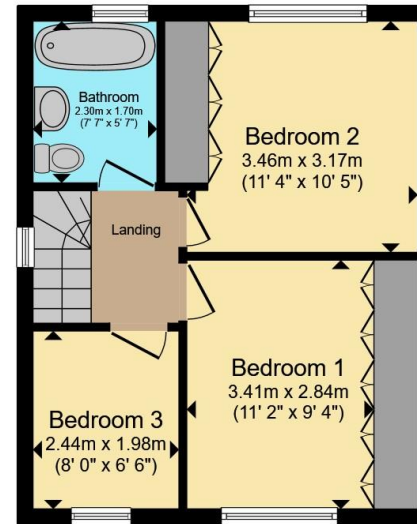




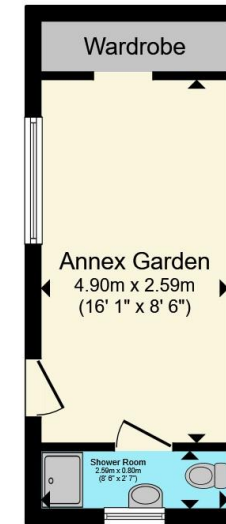




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 95.2 m<sup>2</sup> (1,025 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF315009](http://connells.co.uk/Property/WTF315009)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF315009 - 0004