

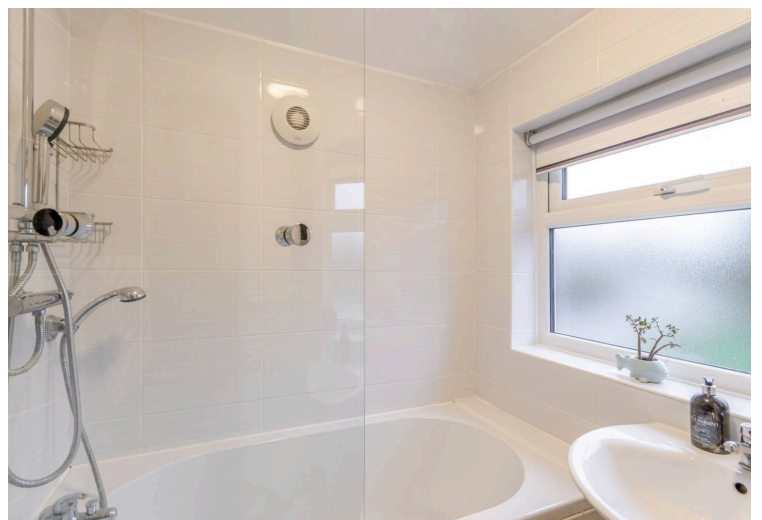


## Maxwell Close, Rickmansworth, WD3

£620,000 Freehold

LIVING ROOM • KITCHEN/BREAKFAST ROOM • THREE BEDROOMS • MODERN BATHROOM • UTILITY/CONSERVATORY • REAR GARDEN • DRIVEWAY WITH SPACE FOR ONE CAR AND EV CHARGING • POTENTIAL TO EXTEND (STPP)

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



We are pleased to present this delightful THREE BEDROOM SEMI DETACHED FAMILY HOME situated in a quiet residential close.

The entrance hall leads you through to the living room and is open plan to the light-filled and spacious kitchen breakfast room, the heart of the home! The kitchen is thoughtfully designed with contemporary cabinetry, generous work surfaces, and plenty of space for family dining. A practical utility/conservatory provides a flexible area for storage and access to the rear garden.

Upstairs, three well-proportioned bedrooms offer restful retreats, each benefitting from natural light and pleasant outlooks. A modern family bathroom completes this floor.

The property continues to impress; there is potential to extend at the side of the property (subject to planning permissions) and the rear garden has a stone patio area with steps down to an area predominantly laid to lawn and path leading to a garage and private rear driveway. At the front, there is a driveway providing off-road parking for one car, with EV charging.

This home is ideally situated for superb access to local amenities, reputable schools, and transportation links, making daily commutes and weekend outings effortless. Whether you are seeking a family haven with room to grow or a charming home with practical comforts, this property offers a wonderful opportunity to enjoy the best of both worlds.

Nearest Station: 1 mile - Rickmansworth Station

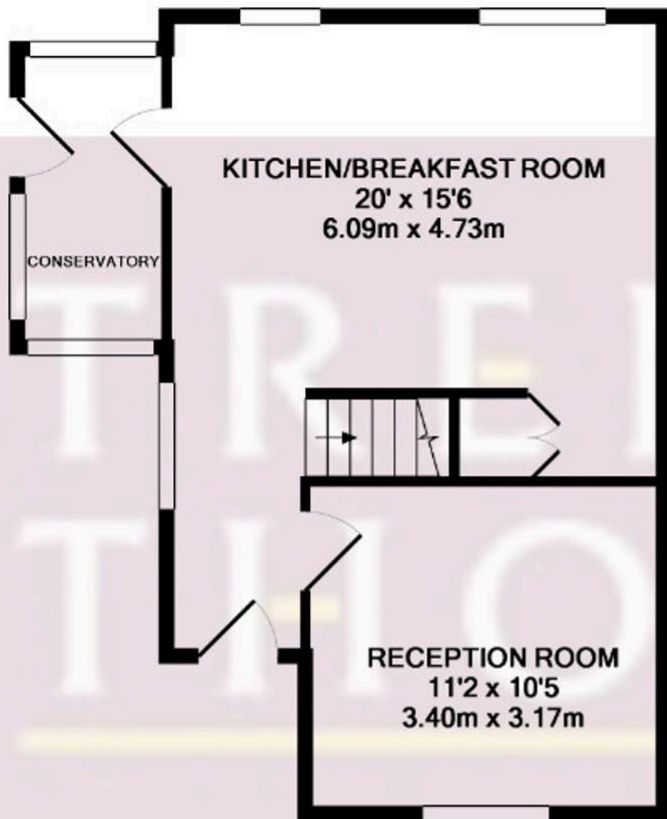
Council Tax band: D

EPC Energy Efficiency Rating: D

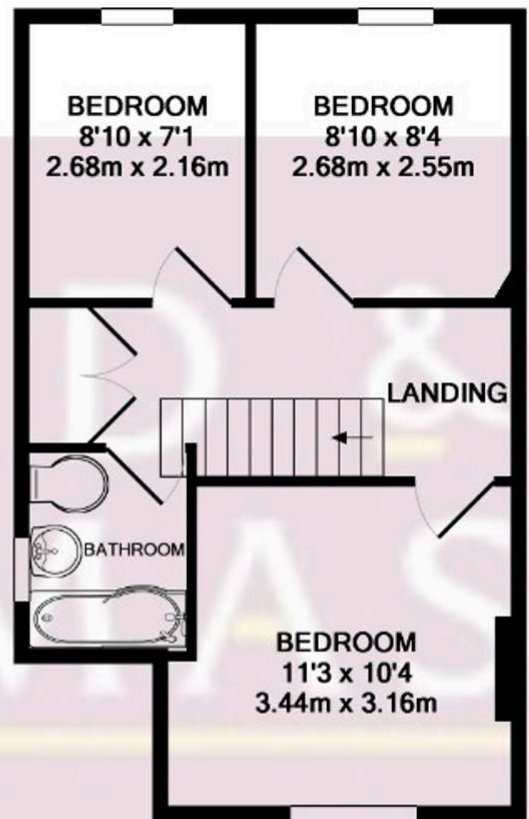
EPC Environmental Impact Rating: E

Annual Service Charge: Approx. £120.00 per annum





**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 38.0 SQ.M.  
 (409 SQ.FT.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 33.7 SQ.M.  
 (362 SQ.FT.)

**MAXWELL CLOSE, RICKMANSWORTH, WD3 8BP**  
**TOTAL APPROX. FLOOR AREA 71.6 SQ.M. (771 SQ.FT.)**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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.