



Denham Way, Maple Cross, Rickmansworth, WD3 9SP
Guide Price £575,000 Freehold



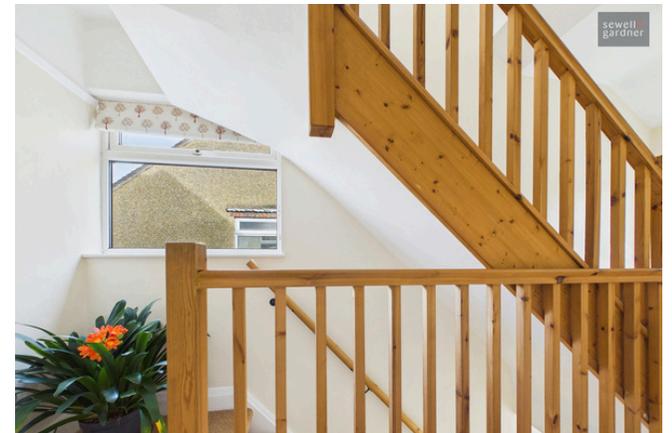
The property

Located in Maple Cross, Rickmansworth, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors.

A welcoming hallway leads into a bright and generously sized living room, complete with a charming brick fireplace. The modern kitchen offers ample storage and a useful pantry area, with a door opening into the beautiful conservatory. Currently used as a dining space, the conservatory is flooded with natural light, benefits from a utility area, and provides direct access to the rear garden. A downstairs bathroom completes the ground floor.

The first floor comprises three well-proportioned bedrooms. The front bedroom features built-in wardrobes and a large window allowing plenty of natural light, while the remaining two bedrooms enjoy views over the attractive rear garden. The second floor hosts the principal bedroom with built-in storage and skylights creating a bright and airy feel, along with a fully tiled shower room.

Externally, the property boasts an extensive rear garden with a vegetable patch with raised beds and flower beds. Further benefits include driveway parking and side access.



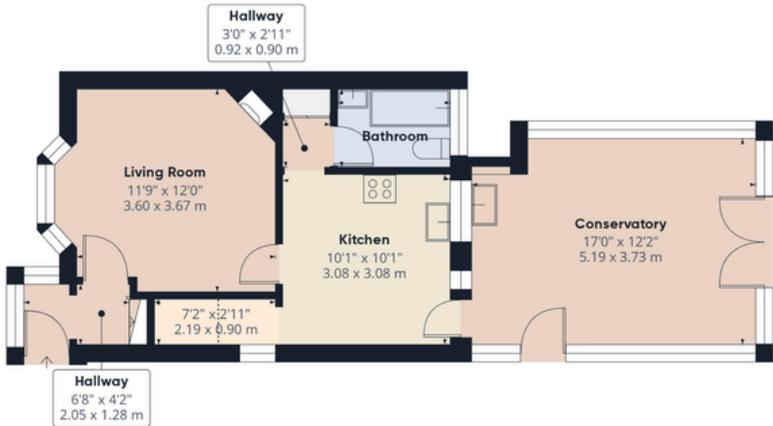
Key Features

- Four bedroom semi-detached home
- Accommodation arranged over three floors
- Bright and airy living room with brick fireplace
- Modern fitted kitchen with pantry area
- Stunning conservatory with utility space
- Convenient downstairs bathroom
- Principal bedroom with built-in storage and skylights
- Extensive rear garden with a raised vegetable patch and flower beds
- Driveway parking with side access
- Close to great local amenities





Floorplan



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1009 ft²
93.8 m²

Reduced headroom
41 ft²
3.8 m²

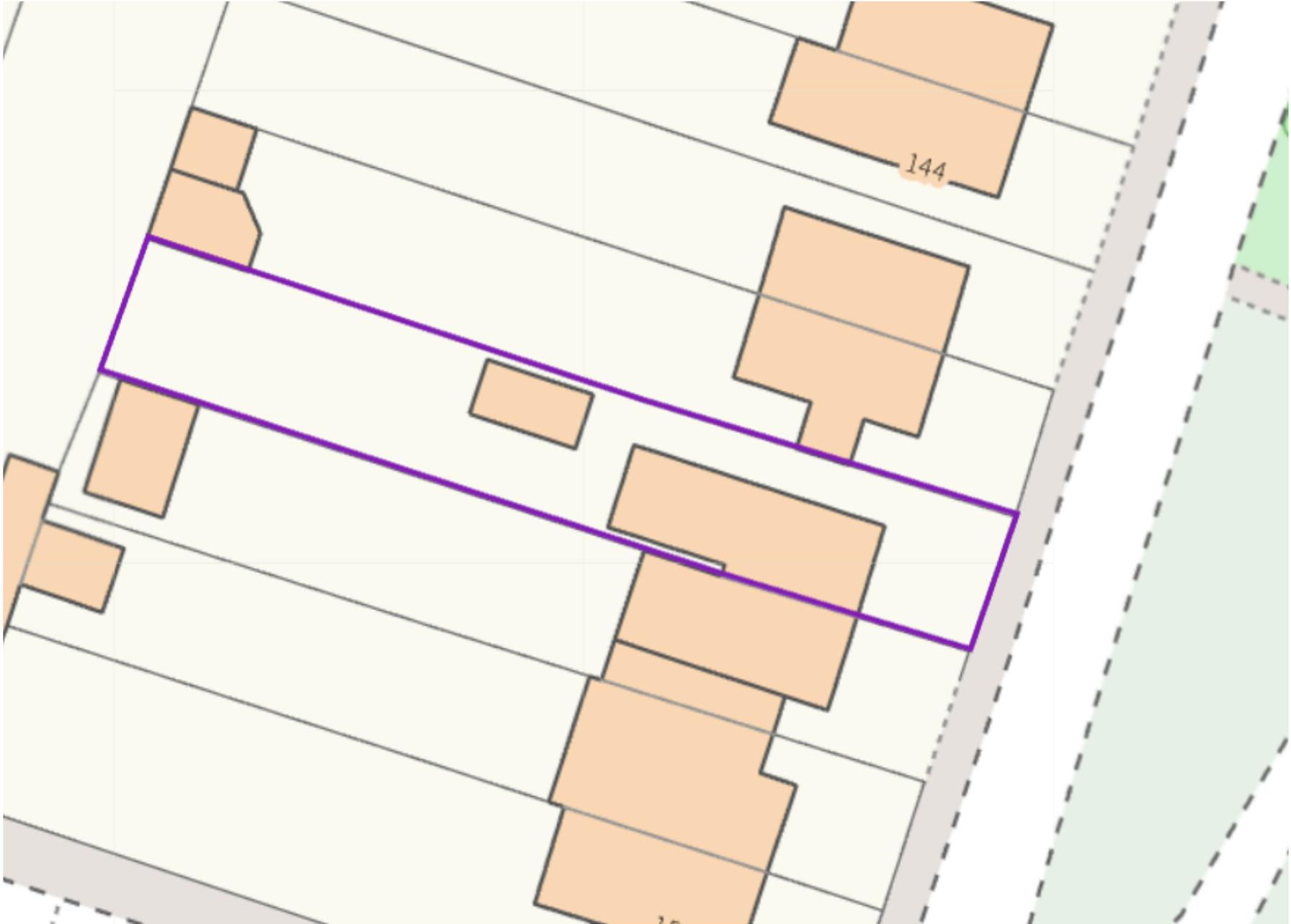
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Boundary











Area Information

Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, a good primary school and excellent transport links to the M25, M1 and M40 motorways providing easy access to London and Heathrow Airport.

Being just a 5-10 minute drive to Rickmansworth town centre, you will find a bustling high street filled with a range of local businesses, from cafes like Cafe Deli 122, to the popular Italian restaurant Maurizios. There are also a number of local pubs. The Coach and Horses, The Fox & Hounds and The Feathers to name a few. Offering a lively atmosphere with live music, great food and events through the year.

Rickmansworth Station has direct transport links into central London via the Metropolitan Line, offering commuters a short 35 minute train journey into the capital.

- 2.4 miles to Rickmansworth Station
- 2.4 miles to Rickmansworth High Street
- Nearest Motorway: 1.2 miles to M25

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 1009 sq ft

Tenure: Freehold

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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