



Franklins, Maple Cross, Rickmansworth, WD3 9SY

Guide Price £435,000 Freehold



The property

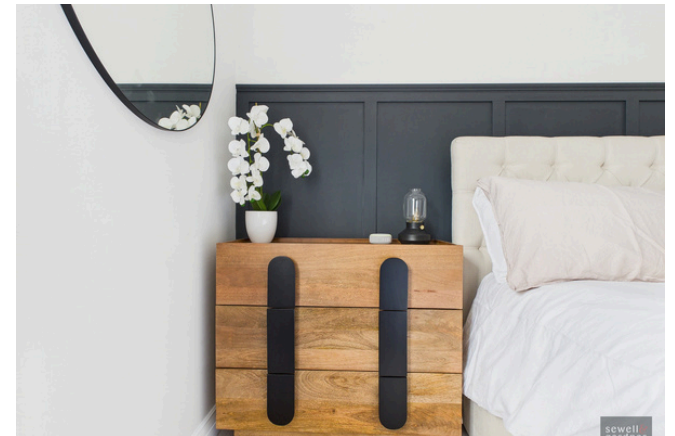
Located in the highly sought-after Franklins area, this attractive two-bedroom terraced home is offered to the market in excellent condition throughout.

Upon entering, you are welcomed into a generous and beautifully presented living area, which flows seamlessly through to a stylish and convenient downstairs W/C. To the rear, the fully integrated modern kitchen offers ample storage and contemporary finishes, with double doors opening into a stunning sunroom. Flooded with natural light and enhanced by exposed brickwork, the sunroom provides a perfect additional living or dining space.

Upstairs, the spacious principal bedroom benefits from built-in wardrobes and enjoys pleasant views over the green to the front of the property. The second bedroom also features built-in storage and overlooks the rear garden.

Externally, the sunroom opens onto a well-maintained rear garden with the added benefit of rear access. To the front of the property, parking is available.

This well-presented home is ideally suited to first-time buyers, downsizers, or investors alike, offering modern living in a highly desirable location.





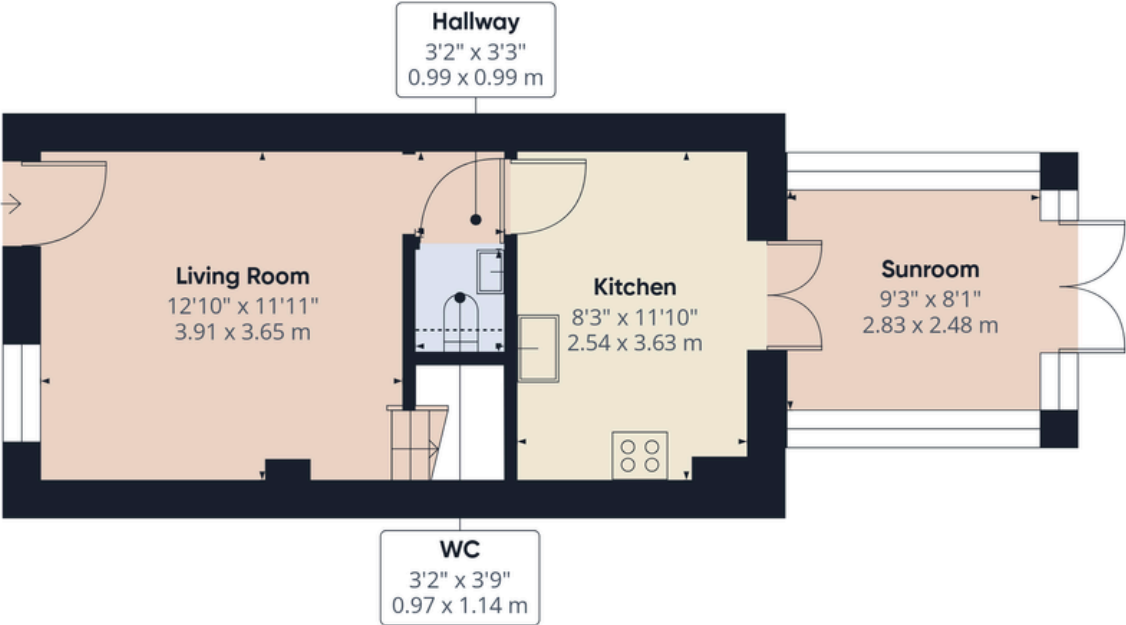


Key Features

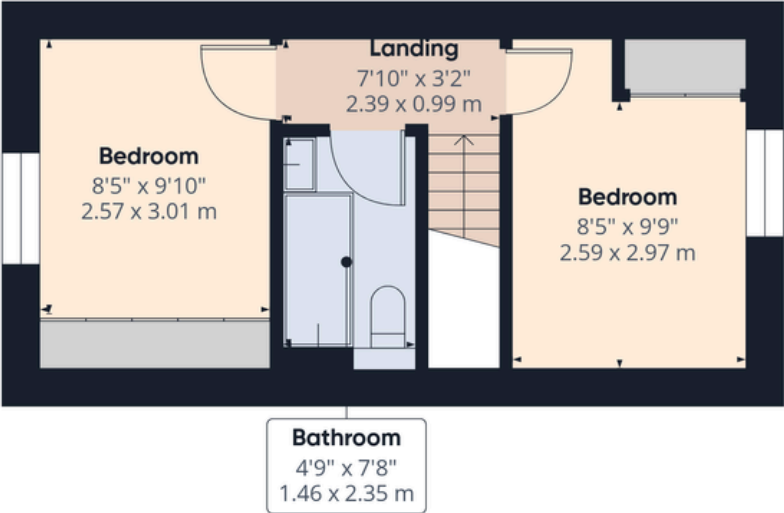
- Two bedroom terraced home
- Modern, fully integrated kitchen
- Beautifully presented throughout
- Convenient, stylish downstairs W/C
- Sunroom with exposed brickwork to the rear
- Well-maintained garden
- Two allocated parking spaces to the front
- 0.8 miles to The Reach Free School
- NO UPPER CHAIN



Floorplan



Floor 0



Floor 1



Approximate total area^m	
	648 ft ²
	60.1 m ²
Reduced headroom	
	2 ft ²
	0.2 m ²

(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.

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

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 648 sq ft

Tenure: Freehold

Service Charge: £400 per annum (managed 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	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com