



Connells

Horsleys
Maple Cross Rickmansworth

Horsleys

Maple Cross Rickmansworth WD3 9TU

for sale guide price
£525,000



Property Description

Connells are delighted to offer for sale this well-presented three-bedroom end-terraced family home, situated in a sought-after residential location in Croxley Green. Boasting spacious and versatile accommodation throughout, this attractive property features a large open-plan living/dining room, a fitted kitchen, downstairs cloakroom, off-street parking and a split-level rear garden, with potential to extend (STPP)

The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, an impressive open-plan lounge/dining room with direct access to the rear garden, and a well-appointed fitted kitchen. To the first floor are three well-proportioned bedrooms, alongside a modern family bathroom suite.

Externally, the property benefits from off-street driveway parking to the front and a split-level rear garden, the generous plot also offers exciting scope to extend and enhance the property further (STPP).

The property is ideally positioned within easy reach of Croxley Green's vibrant village centre, offering an excellent selection of shops, cafés, restaurants and everyday amenities. The area is highly regarded for its excellent local schooling and abundance of green open spaces, including the nearby Grand Union Canal, Cassiobury Park and Croxley Moors. Commuters are well served by Croxley Underground Station (Metropolitan Line), providing direct access into Central London, while the M25, M1 and A41 are all easily accessible.

Viewing is HIGHLY recommended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom

Living Room / Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

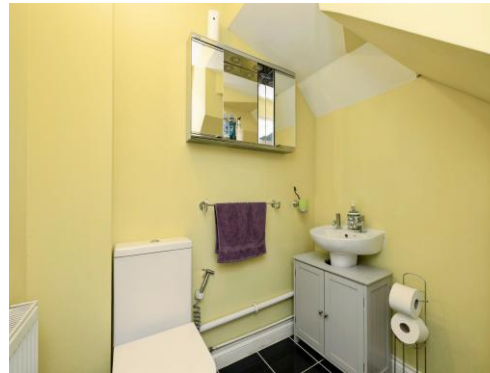
Bedroom Three

Bathroom

Outside

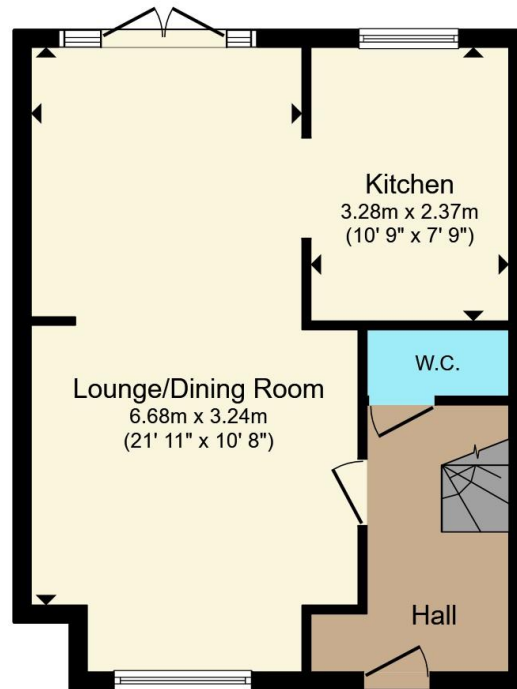
Front Garden

Rear Garden

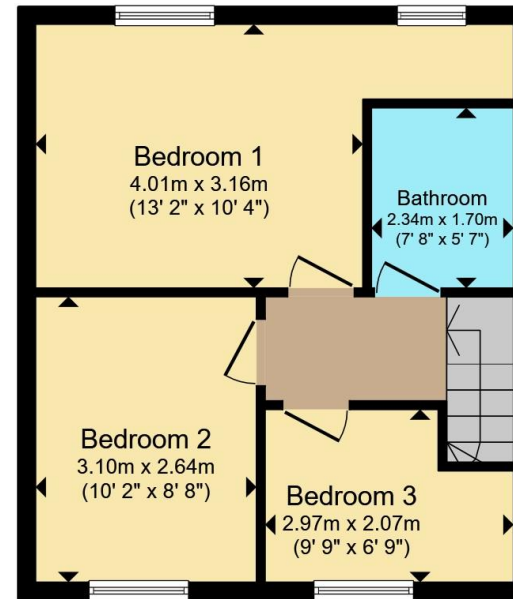








Ground Floor



First Floor

Total floor area 80.3 m² (865 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

Connells

To view this property please contact Connells on

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6 The Parade
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315498



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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