



Denham Way, Maple Cross, Rickmansworth, WD3 9SP

Offers in excess of £329,000 Leasehold





The property

Discover this charming two-bedroom ground floor maisonette, perfectly situated and offering comfortable living with direct access to a private garden.

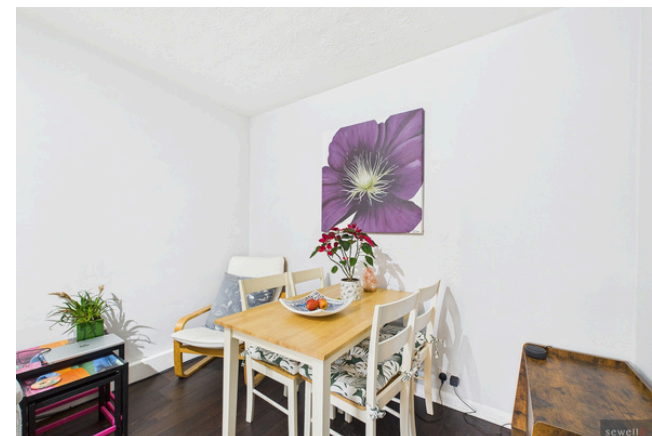
Spanning 611 sq ft, the property features a welcoming reception room, a practical kitchen, and a well-appointed bathroom.

Both bedrooms are good-sized doubles and benefit from built-in storage and rear-facing windows overlooking the garden, allowing plenty of natural light. A fully tiled family bathroom completes the internal accommodation.

Externally, the property boasts a private rear garden featuring a well-maintained lawn and a patio area ideal for outdoor dining, offering a delightful outdoor space for relaxation or entertaining. Located in the popular Maple Cross area, this home provides excellent access to local amenities.

The property further benefits from rear parking and a garage.

An excellent opportunity for first-time buyers, downsizers, or investors. Early viewing is recommended.

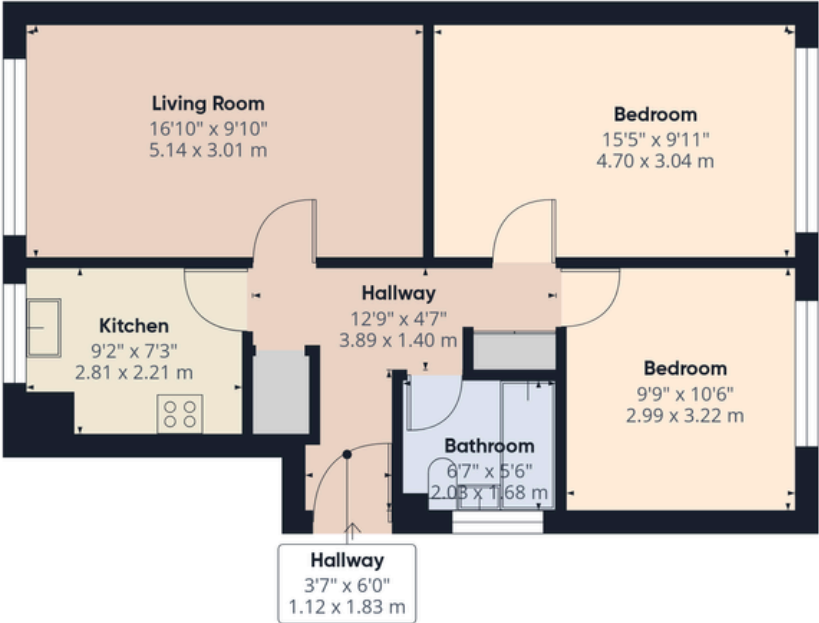


Key Features

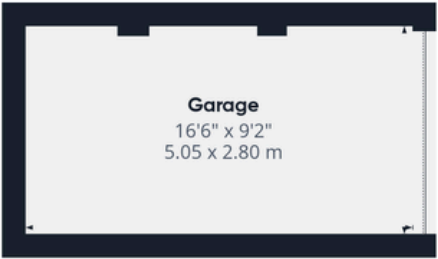
- Two bedrooms
- Ground floor maisonette
- Fully tiled bathroom
- Well-presented throughout
- Beautifully maintained garden
- Private parking and a garage to the rear
- Close to local great local amenities
- 0.4 miles to Maple Cross JMI & Nursery School



Floorplan



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
761 ft²
70.7 m²

(1) Excluding balconies and terraces

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

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
- 2.1 miles to Rickmansworth Station
- Nearest Motorway: 1.3 miles to M25

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 761 sq ft

Tenure: Leasehold (92 years remaining)

Ground Rent: £200 per annum

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.





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