



Ladywalk, Maple Cross, WD3 9YZ

Offers in excess of: **£290,000**

sewell &
gardner

Tenure: Freehold

Property Type: Cluster House

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

This charming one-bedroom property beautifully combines comfort, style and convenience, set within a peaceful residential setting just moments from local amenities. Beautifully presented throughout, the property offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The entrance hallway leads into a bright and airy open-plan living space, seamlessly incorporating a modern, fully fitted kitchen. The kitchen features integrated appliances and a useful breakfast bar, creating a sociable and practical space for both everyday living and entertaining.

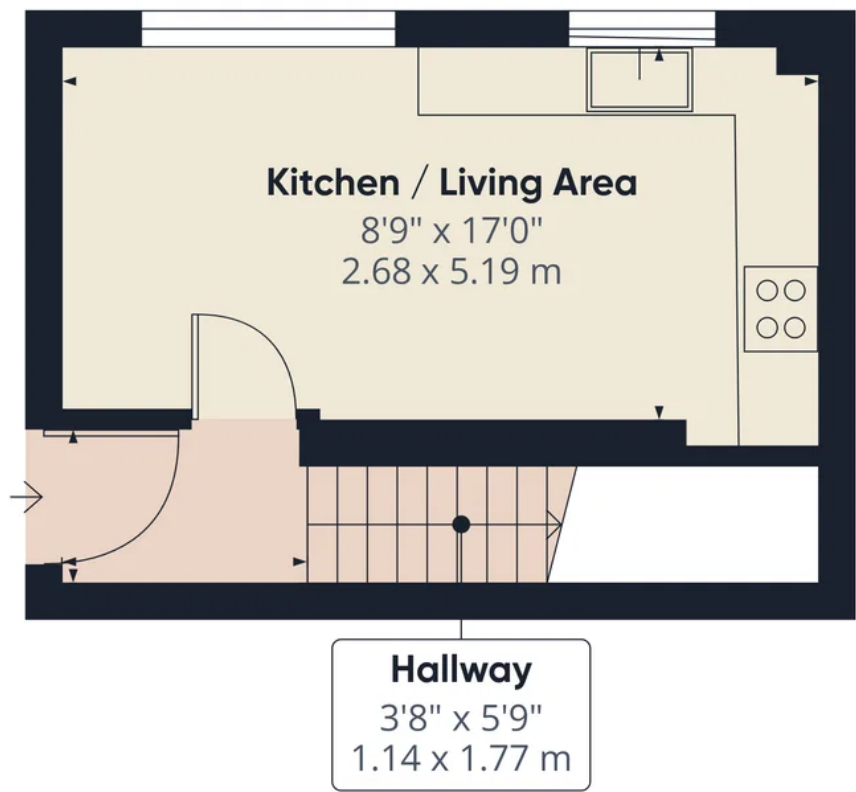
Upstairs, the property offers a well-proportioned double bedroom along with a contemporary, tiled bathroom.

A particular highlight is the spacious, low-maintenance south-facing garden, providing an ideal space for relaxing, entertaining or enjoying al fresco dining in the sunshine. The garden offers a wonderful extension of the living space and is sure to appeal to those looking for a private outdoor area without the demands of extensive upkeep.

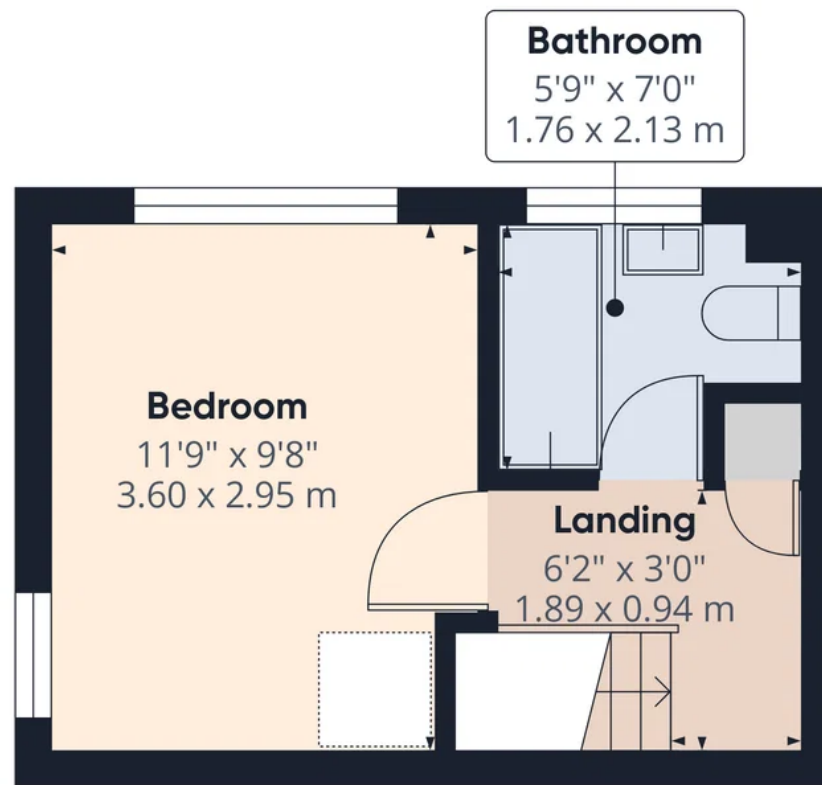
Combining modern living with a peaceful setting and excellent convenience, this delightful home is not to be missed. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- One bedroom home
- Beautifully presented throughout
- Modern kitchen with integrated appliances
- Bright and airy living space open plan to kitchen
- South facing garden
- Contemporary bathroom
- External storage cupboard
- Close to amenities and transport links
- Close to excellent local schooling





Floor 0



Floor 1

Approximate total area⁽¹⁾
385 ft²
35.8 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.

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