



Denham Way, Maple Cross, Hertfordshire, WD3 9SL  
Guide price: £665,000 Freehold

sewell &  
gardner



# About the property

Welcome to this wonderful three-bedroom semi-detached house situated in the desirable Denham Way area of Rickmansworth. With its well-presented interior, fantastic living space, and stunning garden views, this charming property is perfect for families and professionals alike.

As you enter the property, you are greeted by a spacious hallway leading to the main reception area. The living room, with its stunning feature fireplace, is bright and airy, providing the ideal space for relaxation and entertainment. Natural light floods in through the large window, creating a warm and inviting atmosphere.

The kitchen is a true highlight, with its modern design and abundance of storage space. Cook up a storm in this stylish area, which also features high-quality appliances. The adjoining dining area is perfect for enjoying delicious meals with family and friends.

Upstairs, you will find three generously sized bedrooms, providing ample space for family members and guests along with the family bathroom. The principle bedroom boasts wonderful views over the fields behind along with the ensuite bathroom and built-in wardrobes.

To the front of the property is driveway parking and to the rear is the sprawling 120 Ft garden, which is truly a gardener's dream. Spend sunny afternoons relaxing in one of the three patio/decking areas, surrounded by beautiful greenery and enjoying the tranquil open field views. There is plenty of storage space in the double length garage and the garden also has a convenient gate leading directly to the open fields, perfect for walks and outdoor activities.

Local Authority: Three Rivers District Council

Approximate floor area: 849.5 sq ft

Tenure: Freehold





# Key features

- Three bedroom semi-detached home
- Fantastic living space
- Driveway parking
- Double length garage
- Chain free
- Close to every major motorway



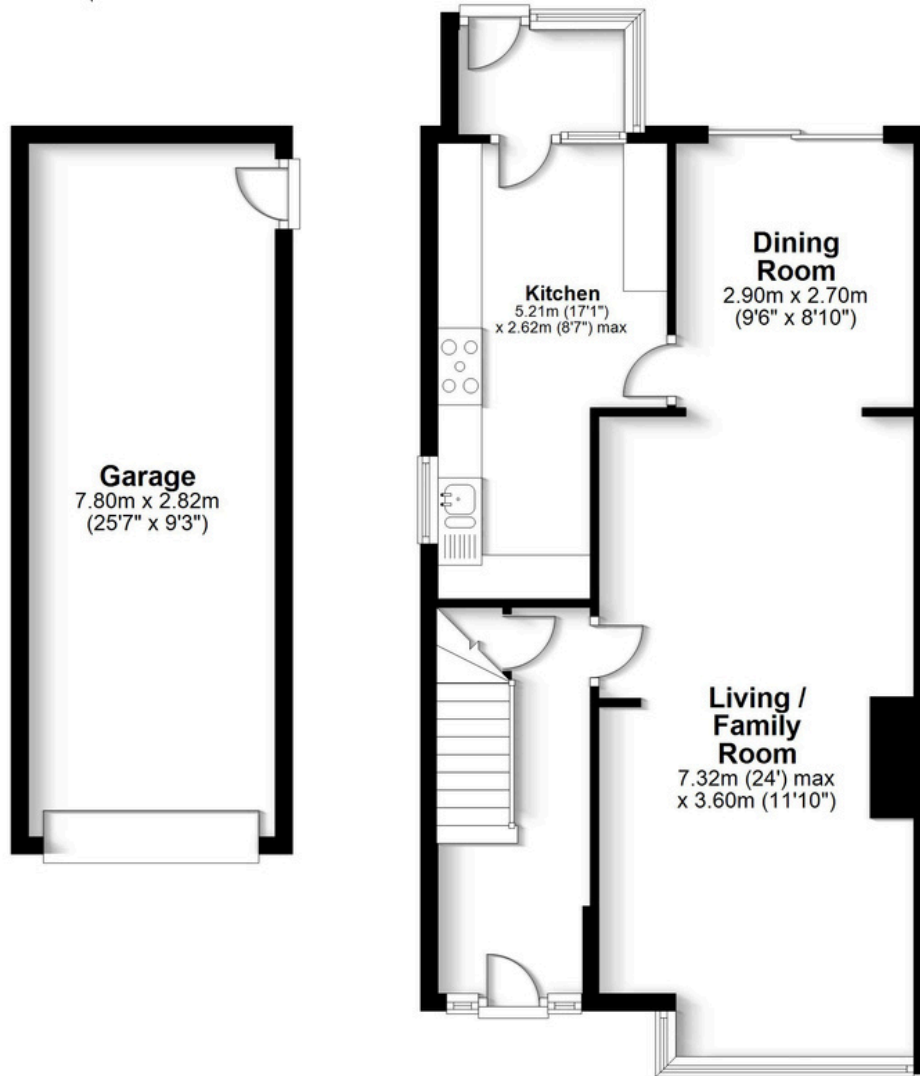


# Floorplan



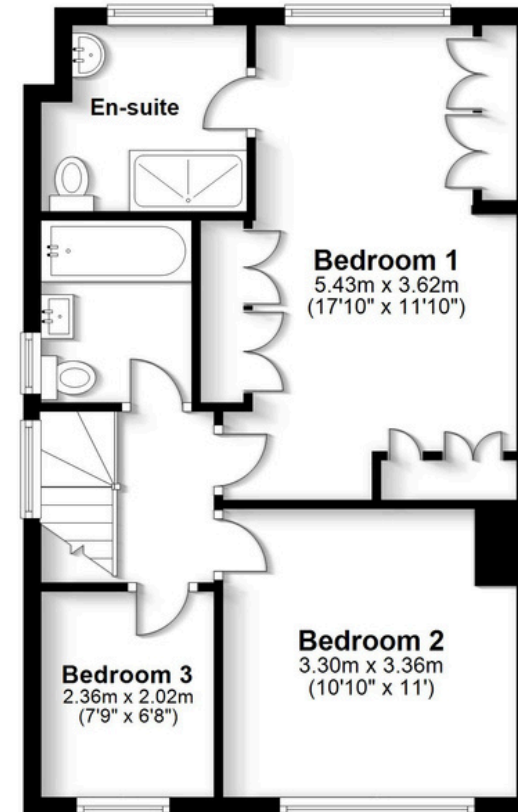
## Ground Floor

Approx. 78.9 sq. metres (849.5 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

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Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

# Area Information

Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, good primary school and secondary schools 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.

- 0.4 miles to Watford Junction station
- 0.8 miles to Watford High Street
- Nearest Motorway: 1.8 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

