



Ladywalk, Maple Cross, Rickmansworth, WD3 9YZ

Offers in excess of: £450,000 Freehold

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About the property

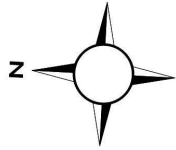
A well presented 3 bedroom, semi-detached home situated on a popular cul-de-sac in Maple Cross and offered to market CHAIN FREE

The accommodation comprises entrance hall, spacious living room with understairs storage cupboard and bright and airy kitchen/breakfast room that leads out to the garden. On the first floor you have two double bedrooms, a single bedroom and fully tiled bathroom, as well a storage cupboard. To the rear of the property is a landscaped, East facing garden with patio, shed and greenhouse. To the front of the property is driveway parking.

There is potential to enhance and extend the property subject to the usual permissions. An additional benefit is the property is within walking distance to the Reach free school and in easy reach of Denham and Rickmansworth stations.

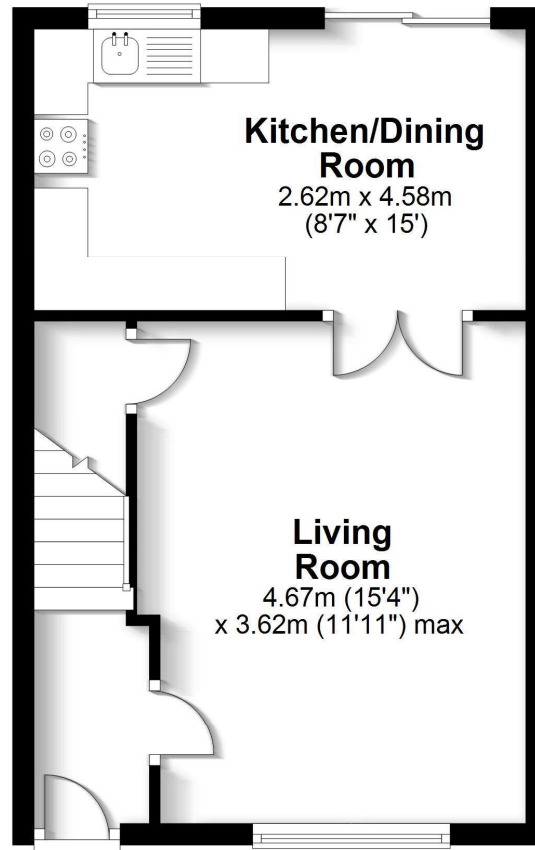


- Chain free
- East facing garden
- Two double bedrooms
- Quiet cul-de-sac location
- Bright and airy kitchen
- Driveway parking



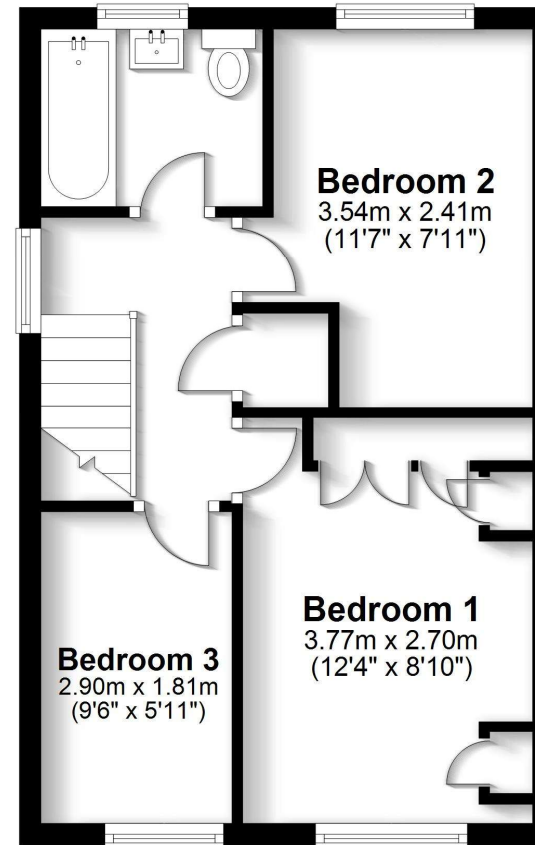
Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 67.9 sq. metres (731.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



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.

Local Authority: Three Rivers District Council

Council Tax: D

Approximate floor area: 731 sq ft

Tenure: Freehold

Nearest Station: 2.4 miles to Rickmansworth

Distance to Town Centre: 2.2 miles to Rickmansworth

Nearest Motorway: 1.4 mile to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we take a referral fee of up to £300 plus one of our directors does have a vested interest in the business. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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