

9 Woodland Road, Maple Cross, Rickmansworth, WD3 9ST

Asking Price £625,000 Freehold

sewell & gardner

About the property

A well-presented three bedroom family home with the added bonus of an annexe to the rear. The property comprises of an entrance a hall, good size living room and dining room which has also been extended to the rear to create a open plan kitchen and family room that leads onto a long, south facing garden. This garden also offers a deceptively spacious annex which has functional kitchen facilities and a wet room. Upstairs you will find two double bedrooms, a good size single bedroom and a family bathroom. To the front of the property you will find parking for at least two cars. Viewing is highly advised.









- Three bedrooms
- Open plan living/dining room
- Close to transport links
- Well-kept rear garden
- Garden room
- Well-presented throughout



Total area: approx. 139.4 sq. metres (1500.0 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages & 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



Local Authority: Three Rivers District Council
Council Tax: E
Approximate floor area: 1500 sq ft
Tenure: Freehold

Nearest Station: 2.7 miles to Rickmansworth
Distance to Town Centre: 2.4 miles to Rickmansworth
Nearest Motorway: 1.4 miles to M25

Area Information

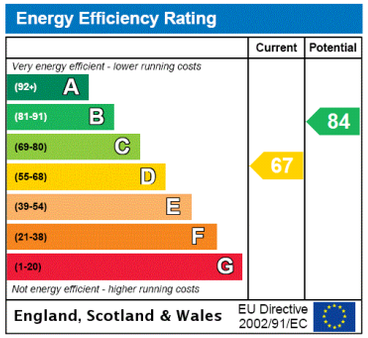
Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, a good primary school and excellent transport links to the M25, M1 and M40 motorways providing easy access to London and Heathrow Airport.

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 Cinnamon Square and 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.

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The Property Ombudsman



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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. 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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