



Denham Way, Maple Cross, WD3

£475,000 Freehold

LIVING ROOM • DINING ROOM • KITCHEN • THREE BEDROOMS • BATHROOM • LARGE REAR GARDEN

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A THREE BEDROOM SEMI DETACHED COTTAGE, in need of modernisation and located in this popular residential area.

The ground floor offers a spacious living room, which leads to an internal corridor with staircase tot he first floor and door through to the dining room. The kitchen is just off the dining room and provides access to the rear garden. On the first floor there are three bedrooms and a bathroom.

To the rear is a large garden, mainly laid to lawn with flowered and shrubbed borders, two sheds and a greenhouse. There is also a large front garden shared with the neighbouring cottage.

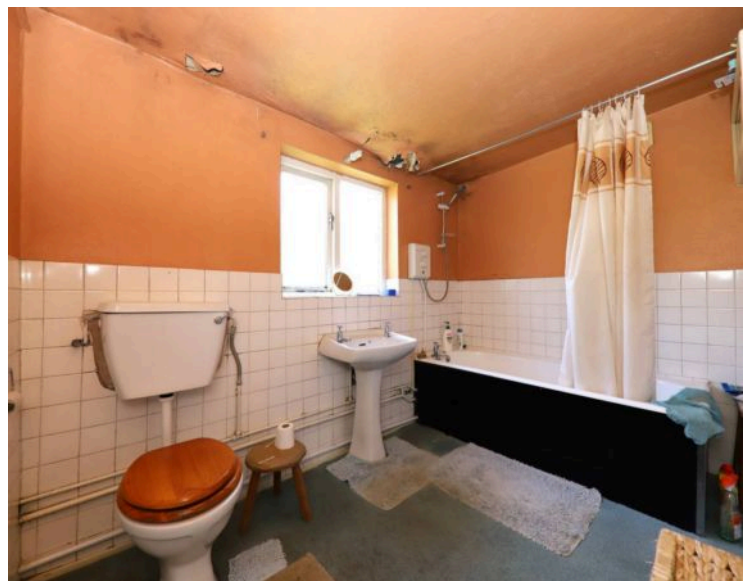
Situated in this popular residential road, within a couple of minutes drive from Junction 17 of the M25. Rickmansworth Town Centre and Metropolitan/Chiltern Line station is approximately 2 miles away, whilst Denham and Northwood Stations are also nearby.

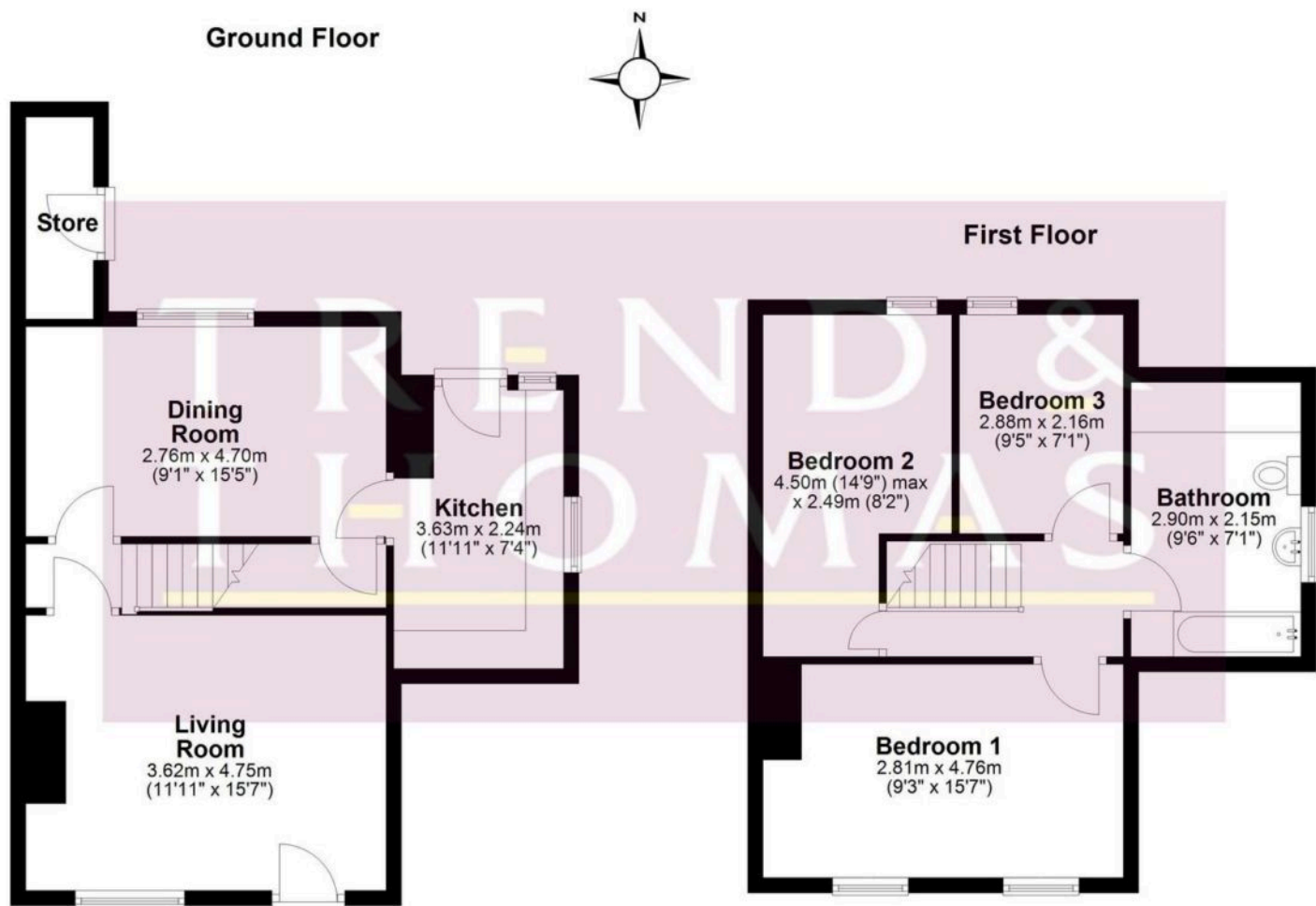
Nearest Station: 1.9 miles – Rickmansworth Station

Council Tax band: D

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Total area: approx. 91.1 sq. metres (980.1 sq. feet)



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.