



Ladywalk, Maple Cross, WD3

£375,000 Freehold

NO CHAIN • NEWLY REDECORATED & NEW CARPETS THROUGHOUT • LIVING ROOM • NEWLY INSTALLED KITCHEN/DINER
• TWO BEDROOMS • MODERN BATHROOM • REAR GARDEN • ALLOCATED PARKING SPACE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





We are pleased to present to the market this CHAIN FREE TWO BEDROOM TERRACED HOUSE in a quiet residential road in Maple Cross.

The property is newly redecorated throughout with newly fitted carpets. The ground floor offers a spacious living room leading to a newly installed stylish fitted kitchen/diner, with dark blue wall and base cabinets, brand new appliances and a door providing access to the garden. Upstairs you will find two good-sized bedrooms, along with a modern bathroom suite.

The rear garden, accessed via the kitchen/diner has a patio area leading to an area of lawn with a path to the storage shed at the end of the garden, close boarded fences and a convenient wood storage shed and wooden planter to the side. There is an allocated parking space to the front of the property and additional parking is located at the end of the terrace, on a first come first served basis, which can also be accessed from the rear garden.

This property is situated in a small residential cul-de-sac, off Hornhill Road. The area is serviced by local schools, bus routes and local shops, whilst the M25 can be reached via a short drive to Junction 17.

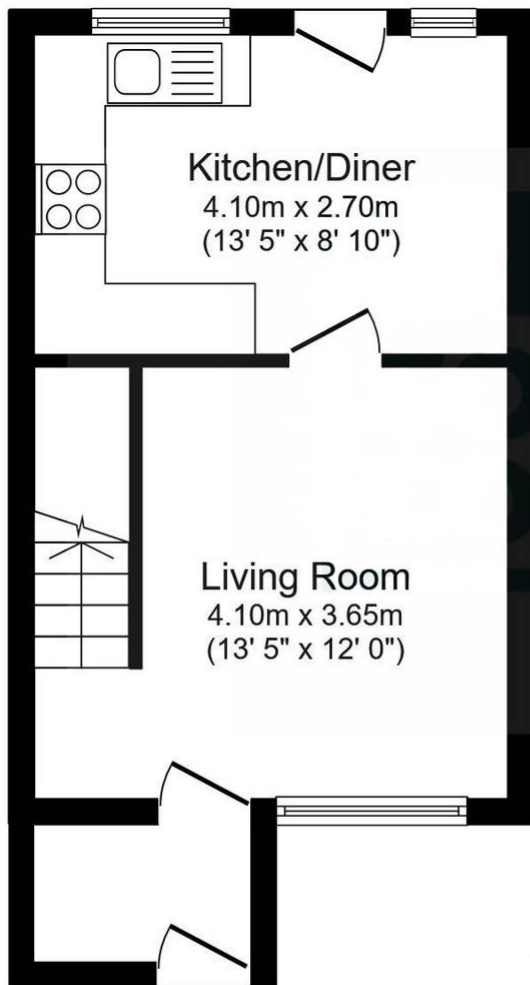
Nearest Station: 2.4 miles – Rickmansworth Station

Council Tax band: C

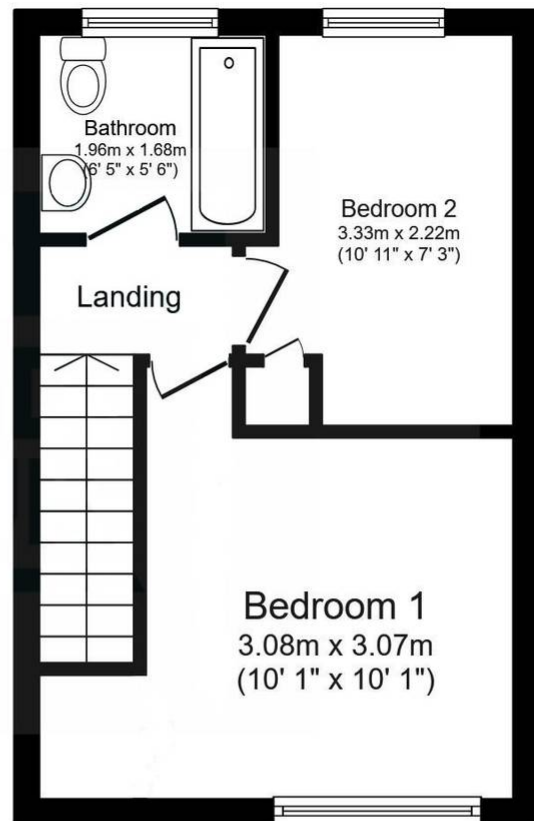
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Ground Floor



First Floor

Total floor area 51.6 sq.m. (555 sq.ft.) approx



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.