



## EXTENDED THREE BEDROOM TWO BATHROOM SEMI-DETACHED FAMILY HOME

Denham Way, Maple Cross, Rickmansworth, Hertfordshire, WD3 9SP

**ROBSONS**



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Hertfordshire, WD3 9SP

**RECEPTION ROOM • DINING ROOM •  
KITCHEN • CONSERVATORY • UTILITY ROOM •  
PRINCIPAL BEDROOM WITH EN-SUITE • TWO  
FURTHER BEDROOMS • FAMILY BATHROOM •  
OWN DRIVEWAY • REAR GARDEN**

### Description

This three bedroom semi-detached family home has been extended on the ground floor to create additional living accommodation. It also has potential to further extend into the loft space (STPP).

The accommodation comprises of a reception room to the front, leading to the generously sized dining room, which has a door into the bright kitchen which is fitted with modern units. There is also a conservatory overlooking the rear garden.

The ground floor is complemented by a utility room and ground floor bathroom.







To the first floor is the principal bedroom with a bay window and en-suite shower room and two further bedrooms.

The property has a driveway to the front, providing off street parking and access to the rear garden, which has patio areas and is mainly laid to lawn.

### Location

The property is situated in Maple Cross, close to the village of Harefield which is surrounded by some beautiful countryside along the Grand Union Canal. The local area also has good sporting facilities which include golf, cricket and football clubs. Rickmansworth caters for specialist and daily shopping requirements to include the food halls of Marks & Spencer, Waitrose and Tesco. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. At Denham is the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. The M25 motorway is available at junction 17 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

Tenure: Freehold

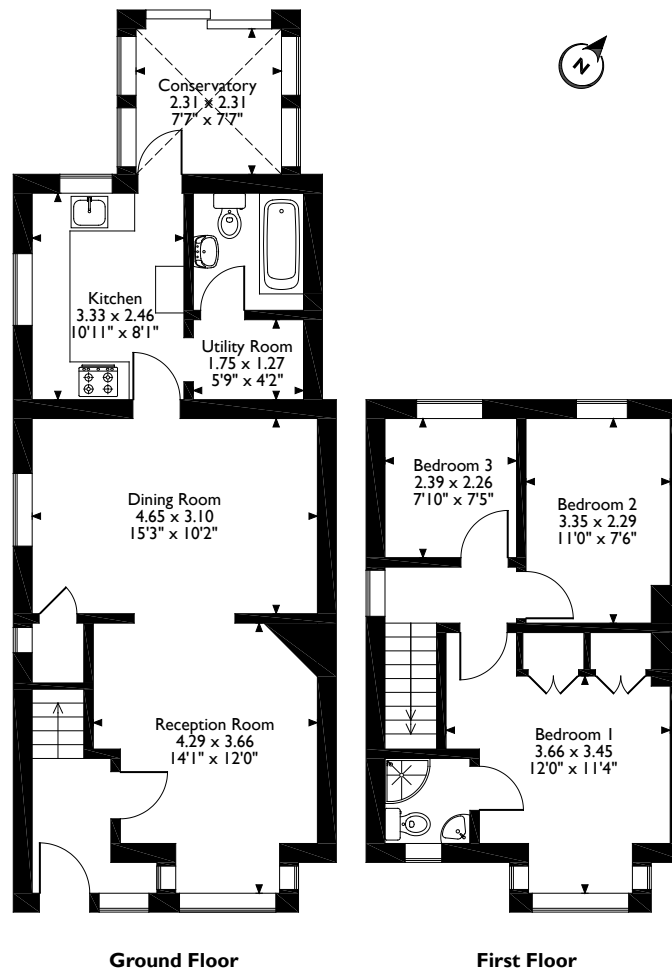
Local Authority: Three Rivers District Council

Energy Efficiency Rating: Band D

Council Tax Band D



Denham Way Maple Cross, Rickmansworth  
Approximate Gross Internal Area  
91 Sq M/975 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
Tel: 01923 777762 Email: rickmansworth@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1

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