



88 Franklins, Maple Cross, Hertfordshire, WD3 9SY
Offers over £470,000 Freehold

sewell &
gardner

About the property

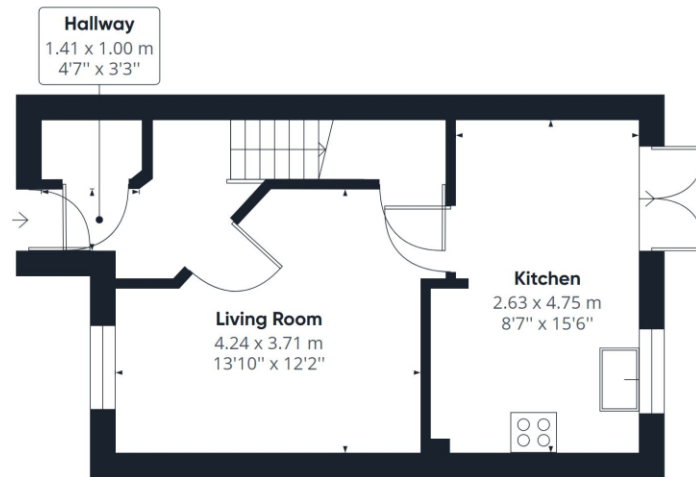
This three-bedroom end terrace property is offered to the market in good order throughout. On the ground floor you will find a guest's WC, living room to the front with door leading into a kitchen/dining room to the rear of the property.

On the first floor are three bedrooms with the main benefitting from an ensuite shower room and a further family bathroom.

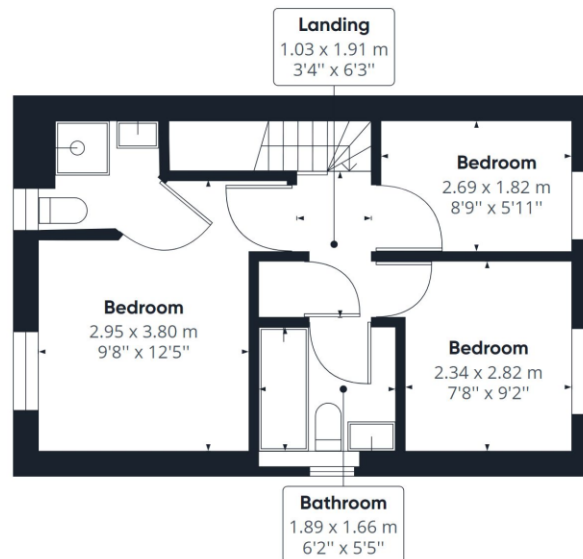
To the rear of the property is garden with a patio area leading to lawn and side access. There are also two allocated parking spaces.



- Three bedrooms
- Open plan kitchen/dining room
- Good condition throughout
- Close to town centre
- Rear garden
- Off street parking



Floor 0



Floor 1

Approximate total area⁽¹⁾
67.03 m²
721.47 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers Council
Council Tax: E
Approximate floor area: 721.47 sq ft
Tenure: Freehold

Nearest Station: 2.3 miles to Rickmansworth
Distance to Town Centre: 2 miles to Rickmansworth

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 a café like Cinnamon Square and Café Deli 122, to the popular Italian restaurant Maurizio's. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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 Willoboy & 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.

