



13 Bradberry, Maple Cross, Rickmansworth, Hertfordshire, WD3 9UB

Asking Price £500,000 Freehold

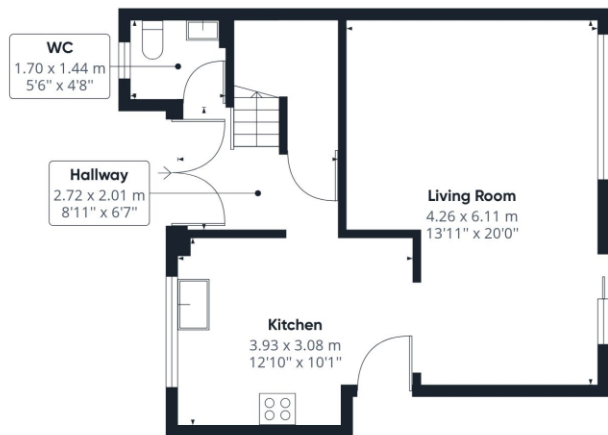
sewell &
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About the property

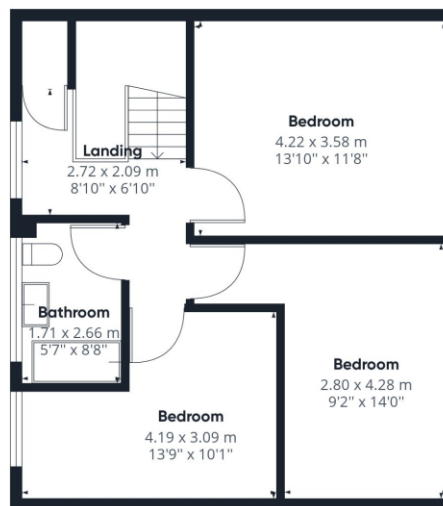
This well presented 3 bedroom terraced property is set in the popular location of Maple Cross which is close to good transport links, it offers spacious accommodation, including a modern fitted kitchen, good size lounge and a downstairs cloakroom, upstairs there a 3 double bedrooms and a family bathroom, there is off street parking to the front of the property and side access, to the rear there is a good size South facing garden with decked area and a spacious log cabin, viewing is a must to appreciate this lovely family Home.



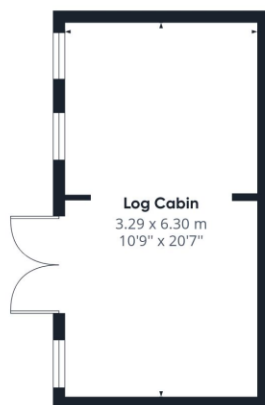
- Three bedrooms
- Modern kitchen
- Close to transport links
- Good room sizes throughout
- Off street parking
- South facing rear garden



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

115.82 m²
1246.65 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-

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165-167 High Street, Rickmansworth, WD3 1AY



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.

Local Authority: Three Rivers District Council
 Council Tax: Band D
 Approximate floor area: 1246.65 sq ft
 Tenure: Freehold

Nearest Station: 2.8 miles to Rickmansworth
 Distance to Town Centre: 2.5 miles to Rickmansworth
 Nearest Motorway: 1.6 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	85
(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 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.

