



## STUNNING EXTENDED & MODERN THREE BEDROOM FAMILY HOME

Oakhill Road, Maple Cross, Herts, WD3 9RE

**ROBSONS**

- **RECEPTION ROOM**
- **KITCHEN/DINING ROOM/UTILITY ROOM**
- **GUEST CLOAKROOM**
- **PRINCIPAL BEDROOM**
- **TWO FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **PRIVATE REAR GARDEN**
- **GARAGE & DRIVEWAY**
- **ELECTRIC CHARGE POINT**
- **RECENTLY REFURBISHED GARAGE**

Showcasing modern interiors throughout with a contemporary layout, this fabulous three bedroom property makes the perfect home for the growing family, with scope to create a rear dorma loft extension (STPP).

The ground floor comprises a welcoming hallway with a stylish guest cloakroom. There is a beautiful front aspect, spacious reception room that effortlessly flows through to an impressive kitchen/dining room. The kitchen offers modern, neutral units with ample storage, integrated appliances, an island with additional storage and a utility area. Two skylights allow the room to fill with natural light, whilst the contemporary layout creates the ideal space for families and entertaining. French doors take you out to the private garden.





To the first floor there are three stunning bedrooms, two with the benefit of modern fitted wardrobes and a family bathroom with under sink storage.

Externally, this fantastic home boasts an attractive, private rear garden that is mainly laid to lawn with a patio area to enjoy outside entertaining. The recently refurbished garage has modern kitchen units with an integrated fridge, electric heating and spotlights and can be used as a games/ playroom/office. To the front is a driveway allowing off-street parking.

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.

Tenure: Freehold

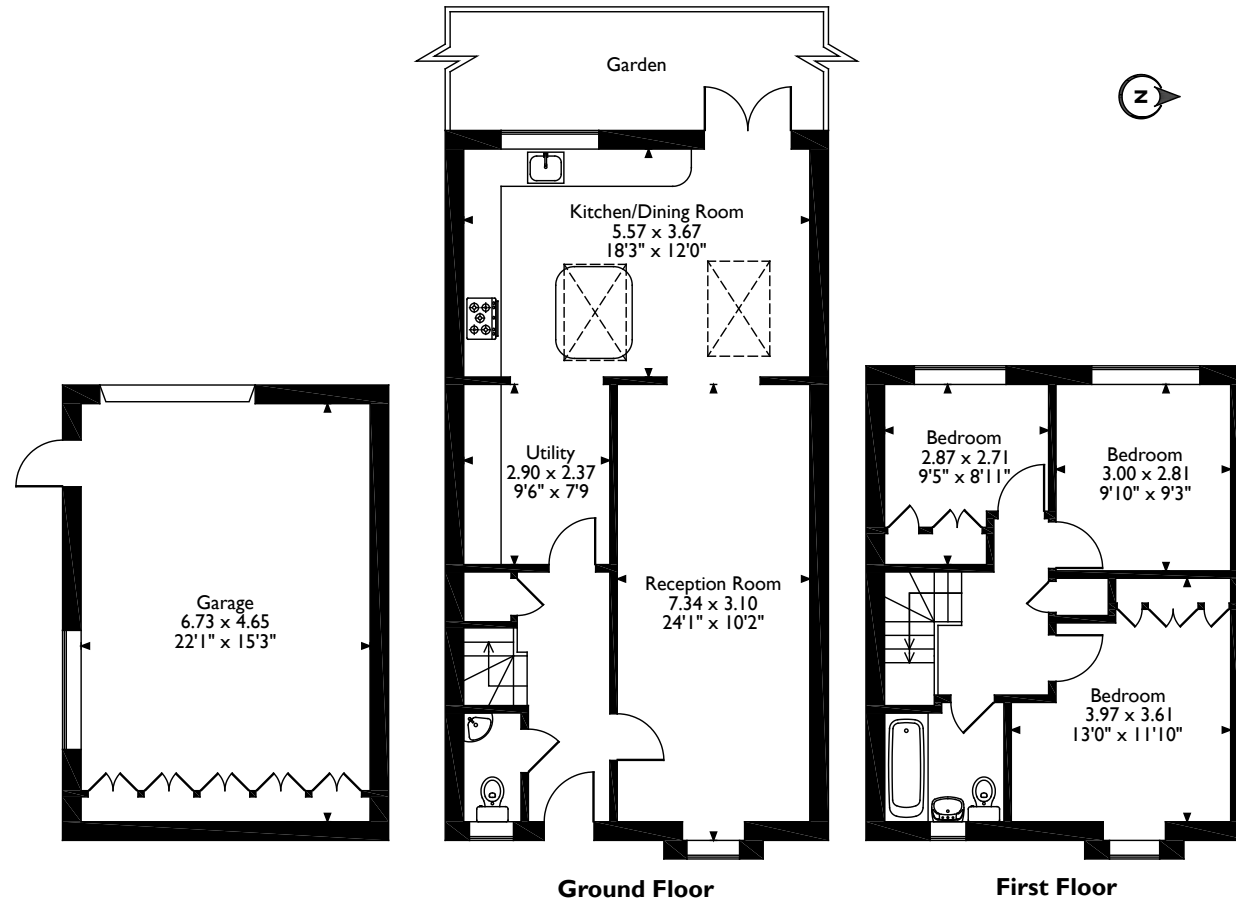
Local Authority: Three Rivers District Council

Council Tax: Band D

Energy Efficiency Rating: Band C



Oakhill Road, Maple Cross, Rickmansworth, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 101 Sq M/1088 Sq Ft  
 Garage = 31 Sq M/334 Sq Ft  
 Total = 132 Sq M/1422 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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