



48 Franklins, Maple Cross, Hertfordshire, WD3 9SY

Guide price £460,000

sewell &  
gardner



## About the property

The property comprises entrance hallway, living room with storage cupboard and open plan kitchen diner with doors leading out to South East facing garden and WC. To the first floor is spacious principle bedroom with built in wardrobes and ensuite, second double bedroom, single bedroom and family bathroom. The property benefits from two allocated parking spaces directly to the front of the property and a well maintained rear garden.

*\*Please note there is an estate fee payable on this property in order to maintain the communal areas in the development.*



- Three bedrooms
- Chain free
- Two allocated parking spaces
- Ensuite to principal bedroom
- South East facing garden
- Popular development



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only.  
© My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

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 District Council  
 Council Tax: Band E  
 Approximate floor area: 845 sq ft  
 Tenure: Freehold

Nearest Station: 2.2 miles to Rickmansworth  
 Distance to Town Centre: 2.2 miles to Rickmansworth  
 Nearest Motorway: 1.3 miles to M25  
 Estate fee: Approximately £350 per annum

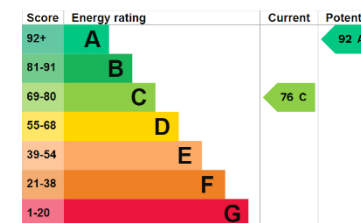
## Area Information

Maple Cross is a popular village ideally situated on the edge of Rickmansworth Town. Maple Cross has a selection of local shops, good primary schools and secondary schools, 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 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.

Rickmansworth Station has direct transport links into central London via the Metropolitan Line, and the Chiltern Line offering commuters a short 35 minute train journey into the capital.

On the doorstep of this property there is also a local working farm which has a café, brewing company, and a market garden to enjoy great food and drinks. It is located close to the sports centre, Denham Way Playing Fields and local Nature Reserve, providing stunning walks with views over Rickmansworth and Maple Cross.



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.

sewell &  
gardner