



44 Oakhill Road, Maple Cross, Rickmansworth, WD3 9RF

Asking price £165,000 this represents a 30% share of the full market value £550,000

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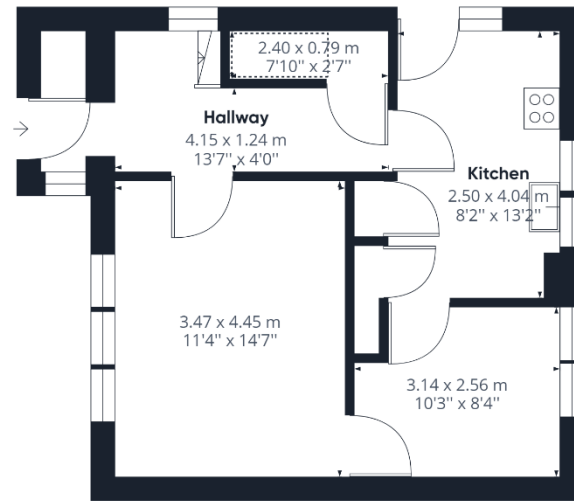
# About the property

This NEWLY REFURBISHED home comprises living room, dining room and fitted kitchen with access to the rear garden on the ground floor. On the first floor are three good sized bedrooms and fully tiled family bathroom. The property is to be offered with NO UPPER CHAIN. The shared ownership scheme allows you to purchase up to a 75% share of the property and the minimum share available on this home is 30%.

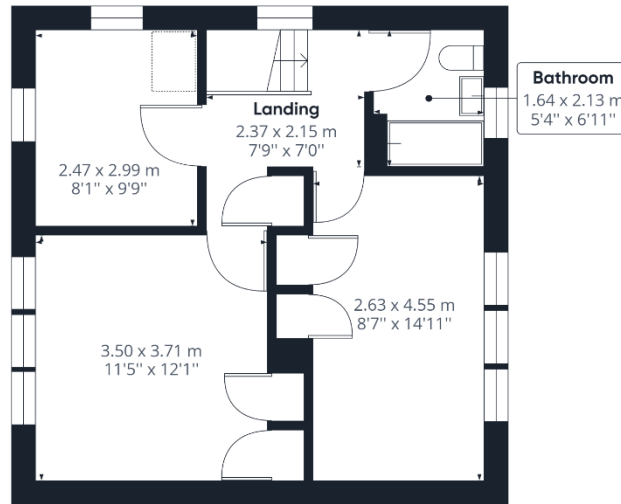
*\*Please note while this is a mortgageable property, only certain lenders will be willing to lend on this type of construction.*



- Shared ownership
- Minimum share 30%
- Outbuilding storage
- Steel truss construction
- Newly refurbished
- No upper chain



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

87.29 m<sup>2</sup>  
939.54 ft<sup>2</sup>

**Reduced headroom**

1.14 m<sup>2</sup>  
12.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**

To view this property, contact us on-

T: 01923 776400 E: [amie@sewellgardner.com](mailto:amie@sewellgardner.com)

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 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, offering commuters a short 35 minute train journey into the capital.

Local Authority: Three Rivers District Council  
 Council Tax: D  
 Approximate floor area: 939 sq ft  
 Tenure: Leasehold 990 years  
 Service charge: £384 per annum  
 Rent: Calculated at 2.75% of the remaining share per annum

Nearest Station: 2.4 miles to Rickmansworth  
 Distance to Town Centre: 2.7 miles to Rickmansworth  
 Nearest Motorway: 1.4 miles to M25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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.

