



8 Ladywalk, Maple Cross, Hertfordshire, WD3 9YZ

Offers in excess of: £385,000

sewell &
gardner

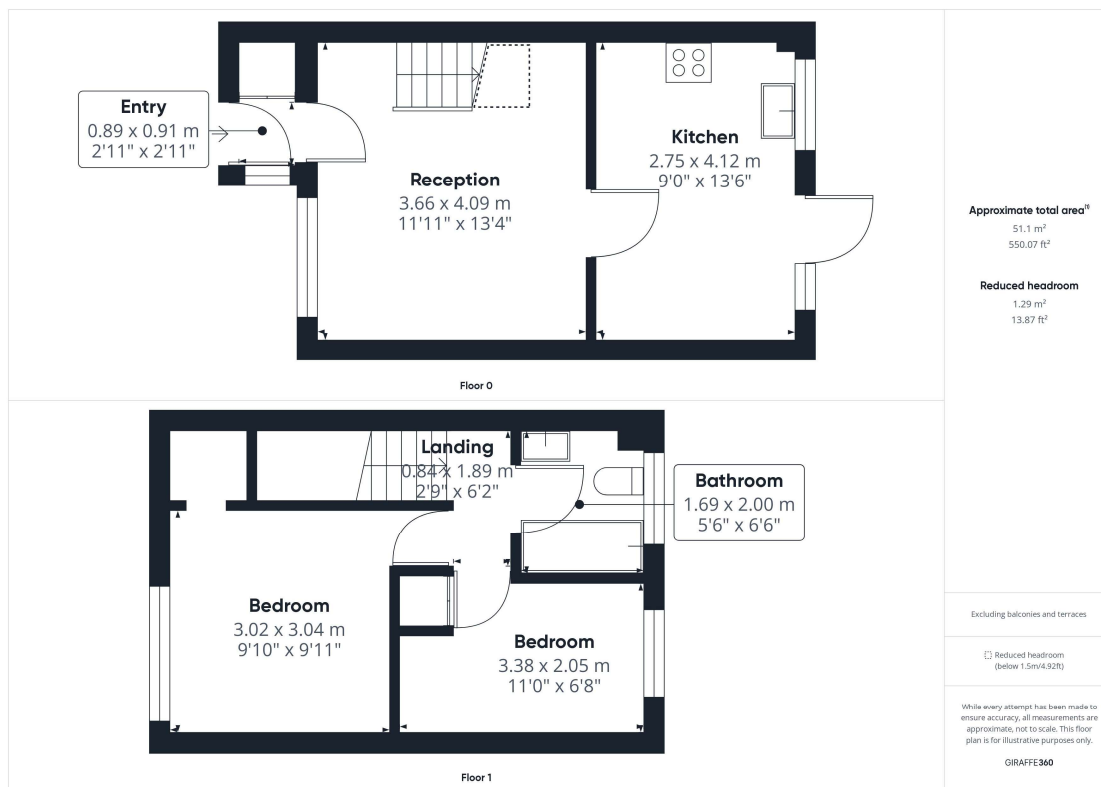
About the property

Ideal for first time buyers and investors. This two bedroom terrace house has recently been updated by the current owner and is offered to the market with the added benefit of no upper chain and therefore ready to move into. On the ground floor you will find a porch leading to the front reception room which in turns leads into the modern kitchen/breakfast room to the rear which further provides direct access into the rear garden. On the first floor you will find two bedrooms and a family bathroom.

Furthermore the property benefits from various extras including a modern boiler with service history, new self monitored intruder alarm with Wi-Fi, brand new iP CCTV system with day/night colour vision and electrics which have been tested and have a 5yr fixed test. Located within easy reach of all local amenities including local shops, parkland and easy access to the M25. Call now to book a viewing.



- Two bedrooms
- No upper chain
- Kitchen/breakfast room
- New radiators and independent thermostats
- Modern double glazing
- Close to M25



To view this property, contact us on-

T: 01923 776400 E: ricky@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, 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 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.

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.

Local Authority: Three Rivers District Council

Council Tax: Band C

Approximate floor area: 550 sq ft

Tenure: Freehold

Nearest Station: 2.4 miles to Rickmansworth

Distance to Town Centre: 2.3 miles to Rickmansworth

Nearest Motorway: 1.4 miles to M25



Score	Energy rating	Current	Poten
92+	A		
81-91	B		BB
69-80	C	71 C	
55-68	D		
39-54	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.

sewell &
gardner