



65 Ladywalk, Maple Cross, Rickmansworth, WD3 9YZ
Guide price: £490,000 Freehold

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About the property

A beautifully presented 3 bedroom, semi-detached home situated on a popular cul de sac in Maple Cross.

The accommodation comprises entrance hall, spacious living room and bright and airy kitchen/breakfast room that leads out to the garden. On the first floor you have two double bedrooms, a single bedroom and modern bathroom. To the rear of the property is a landscaped, well maintained South East facing garden with patio and barbecue area, ideal for entertaining and to the front of the property is driveway parking

An additional benefit is the property is within walking distance to the Reach free school and in easy reach of Denham and Rickmansworth stations.



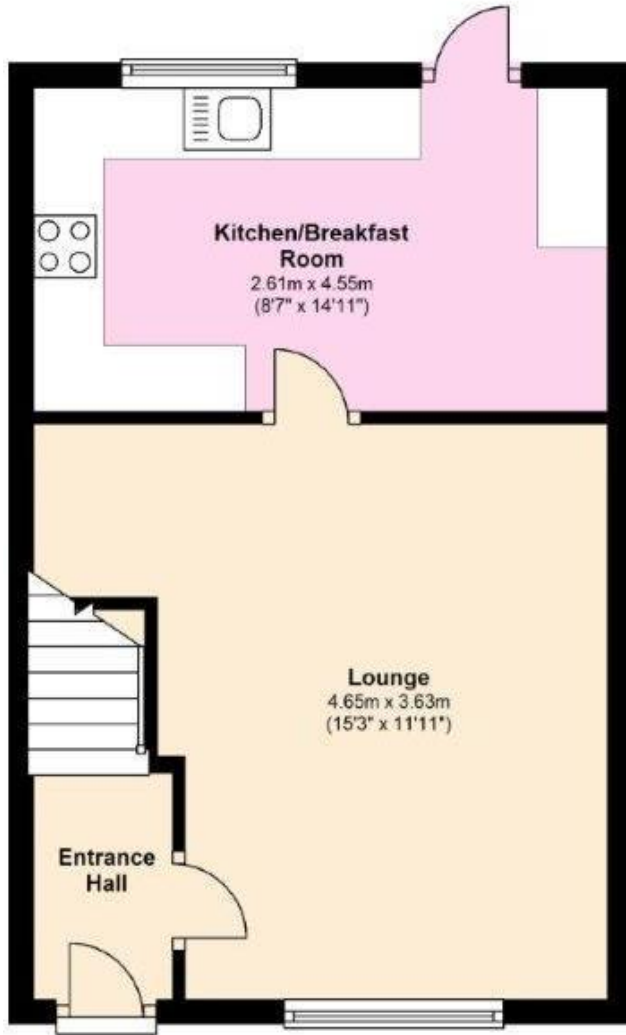
- Three bedroom semi-detached home
- South/East facing garden

- Well presented throughout
- Quiet cul-de-sac location

- Kitchen/dining room
- Close to local amenities

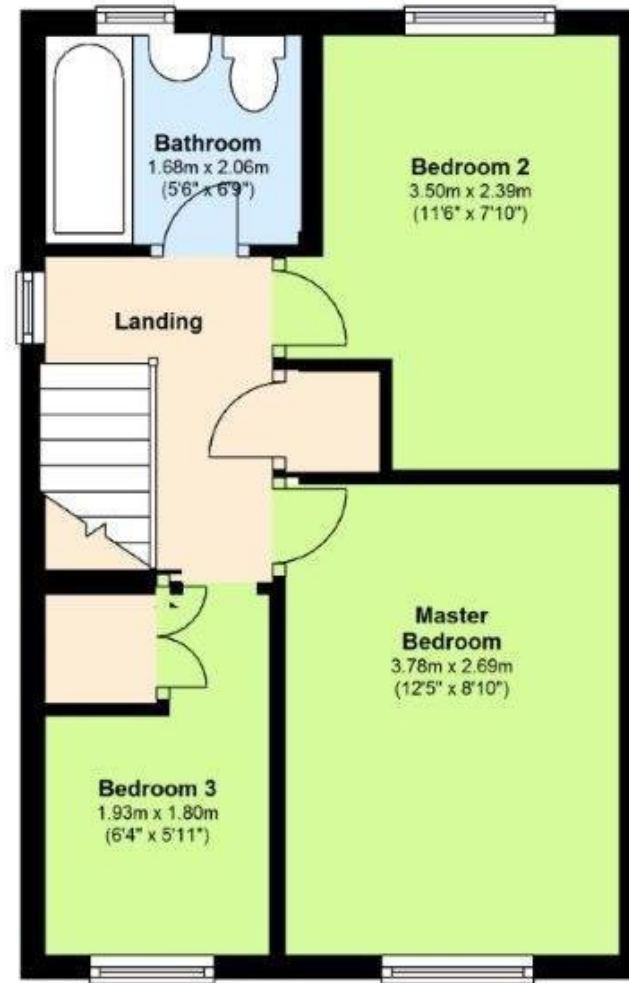
Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 65.1 sq. metres (700.9 sq. feet)

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 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: 700.9 sq ft

Tenure: Freehold

Nearest Station: 2.4 miles to Rickmansworth

Distance to Town Centre: 2.2 miles to Rickmansworth

Nearest Motorway: 1.4 mile to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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