



WELL PRESENTED THREE BEDROOM, EXTENDED FAMILY HOME

Downings Wood, Maple Cross, Rickmansworth, Herts, WD3 9TH

ROBSONS

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Herts, WD3 9TH

**25'4 X 12'9 RECEPTION ROOM • KITCHEN •
DINING ROOM • THREE BEDROOMS •
BATHROOM • SEPARATE WC • REAR GARDEN
• DRIVEWAY • GARAGE**

Description

An extended and well presented three bedroom family home with an attractive rear garden and off-street parking.

The ground floor comprises a hallway with stairs to the first floor. There is a spacious 25'4 x 12'9 reception room with sliding doors opening out to the garden and a front aspect dining room leading to the kitchen. The well-appointed kitchen offers a variety of fitted units and freestanding appliances and a door opening out to the garden.

To the first floor there are three bedrooms with two benefitting from fitted wardrobes a family bathroom and a separate WC.





To the first floor there are three bedrooms with two benefitting from fitted wardrobes, a family bathroom and a separate WC.

Externally, this lovely family home boasts a well-maintained rear garden, laid to lawn with shrubs and flowerbeds and a patio area to enjoy outside dining,

To the front is a garden, a driveway providing off-street parking and a garage.

Location

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. 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. The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: D

Energy Efficiency Rating: C



Approximate Gross Internal Area
Ground Floor = 79.5 sq m / 856 sq ft
First Floor = 43.8 sq m / 471 sq ft
Total = 123.3 sq m / 1,327 sq ft

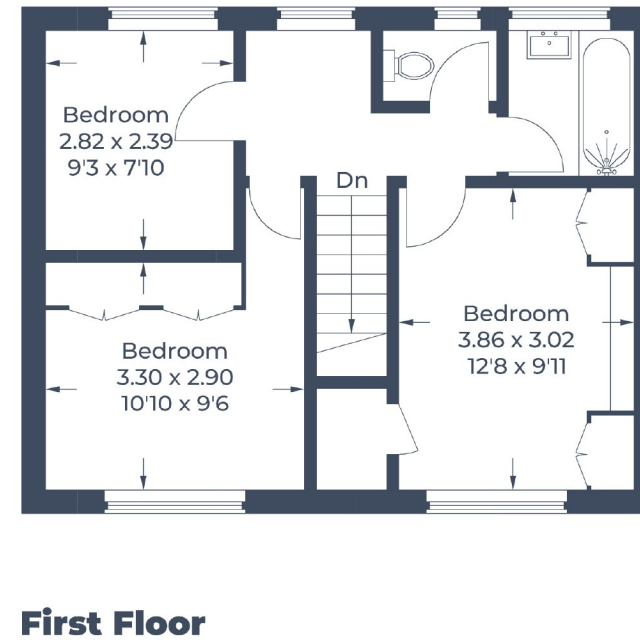
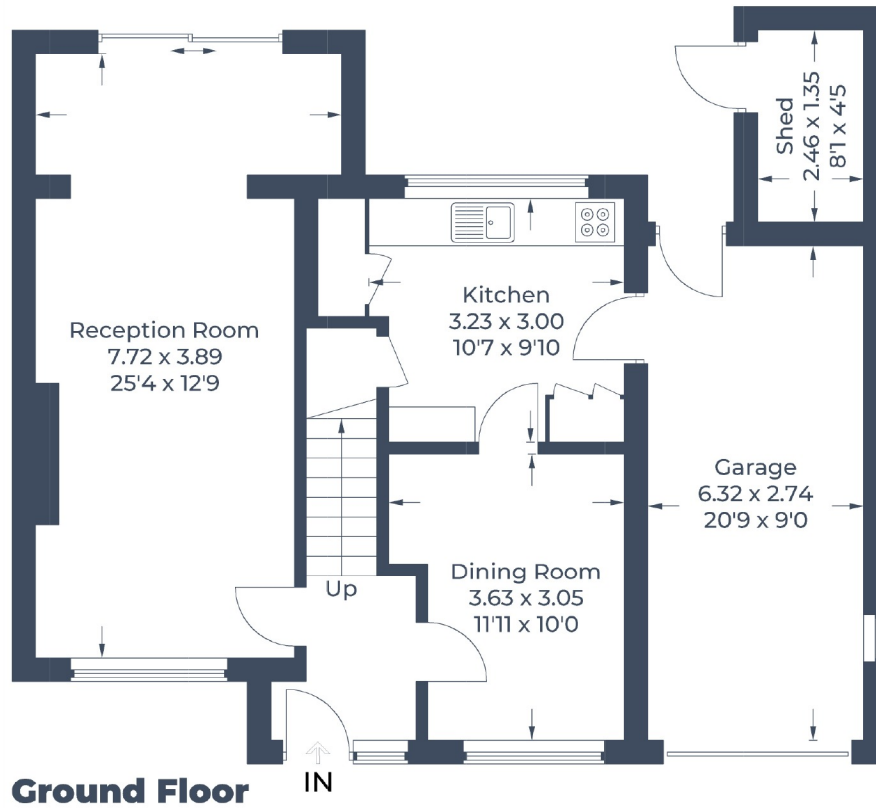


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