



WELL PRESENTED THREE BEDROOM, THREE BATHROOM TOWNHOUSE

Franklins, Maple Cross, Rickmansworth, Herts, WD4 9SY



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**LIVING / DINING ROOM • KITCHEN • STUDY
/ PLAYROOM • PRINCIAL BEDROOM WITH
ENSUITE • TWO FURTHER BEDROOMS •
FAMILY BATHROOM & SHOWER ROOM •
REAR GARDEN • GARAGE • OFF-STREET
PARKING**

Description

A bright and well-maintained three bedroom, three bathroom townhouse positioned in a quite cul-du-sac location, close to excellent transport links and local amenities, with a number of schools close by.

The ground floor comprises a hallway with stairs to the first floor, a study / playroom with French doors opening out to the garden, a guest / downstairs bathroom, and a large garage for a car or can be used as useful storage space.

To the first floor there is a spacious, open plan, living / dining room with French doors opening to a Juliette balcony. The kitchen boasts a variety of fitted units providing ample storage space and integrated appliances.





The second floor hosts a principal bedroom with ensuite shower room, two further well-appointed bedrooms and a family bathroom. The property also benefits from a large fully boarded loft with ladder access.

Externally, this delightful home offers a well-presented rear garden, laid to lawn with a patio area. To the front is a garage and a driveway providing off-street parking.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

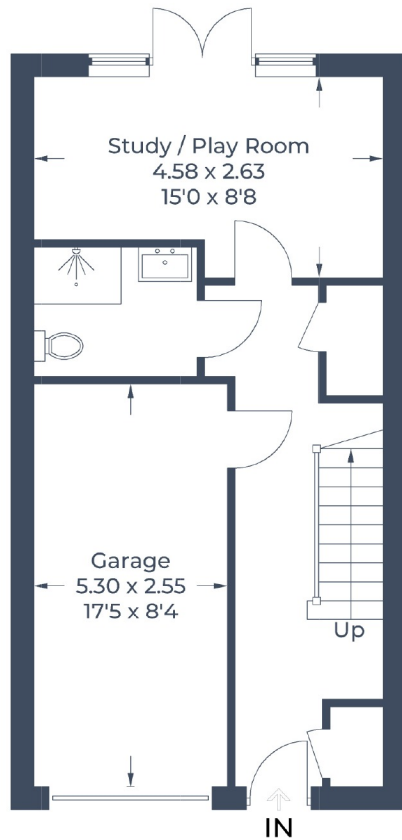
Council Tax: E

Energy Efficiency Rating: C

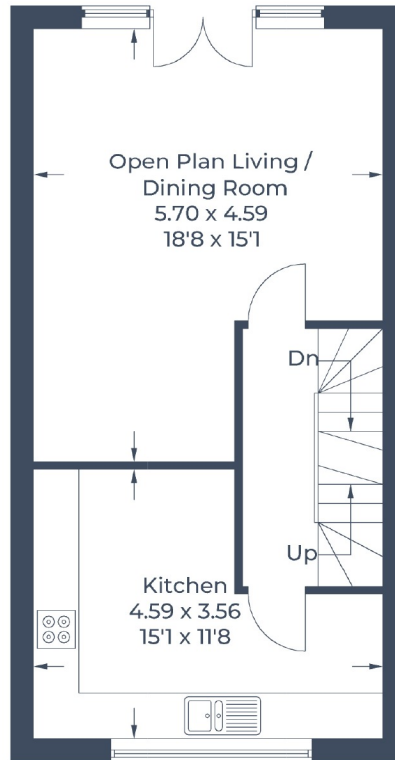
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



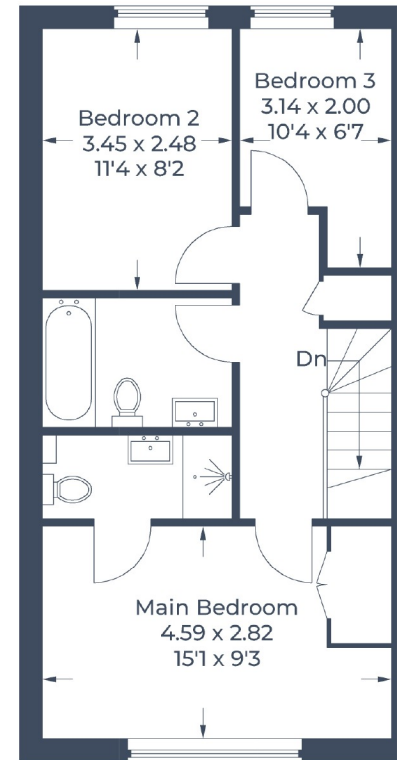
Approximate Gross Internal Area
Ground Floor = 42.1 sq m / 454 sq ft
First Floor = 43.2 sq m / 465 sq ft
Second Floor = 42.2 sq m / 455 sq ft
Total = 127.6 sq m / 1,373 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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130 High Street, Rickmansworth WD3 1AB
Tel: 01923 777762 Email: rickmansworth@robsonsweb.com

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