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FOR SALE
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SPACIOUS FIVE BEDROOM SEMI-DETACHED PROPERTY SET OVER THREE FLOORS

Longcroft Road, Maple Cross, Rickmansworth, Hertfordshire, WD3 9TR

ROBSONS

SPACIOUS FIVE BEDROOM SEMI-DETACHED FAMILY HOME SET OVER THREE FLOORS

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RECEPTION ROOM • KITCHEN/BREAKFAST ROOM • BEDROOM 4/STUDY • GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH EN-SUITE • THREE ADDITIONAL BEDROOMS • FAMILY BATHROOM • OWN DRIVEWAY • REAR GARDEN • GARDEN ROOM/CABIN

Description

This spacious family home provides 1,536sqft of flexible living accommodation set over three floors.

The ground floor accommodation comprises a double aspect reception room with French doors to the garden, a modern kitchen/breakfast room with ample floor and base units together with integrated appliances and French doors to the garden, study/bedroom 4 and a guest cloakroom.

There are three bedrooms on the first floor, two with built in wardrobes, and the family bathroom.





The large principal bedroom is situated on the second floor and has views over the garden and sky lights to the front, together with an en-suite bathroom. There is also a fitted Mitsubishi air-conditioning unit.

The property has a driveway to the front providing off street parking for three vehicles and side access to the large rear garden, which is mainly laid to lawn with a patio area adjacent to the property. There is a cabin/garden room to the rear which has electricity, water and drainage.

Longcroft Road 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. More extensive shopping facilities are available in the larger towns of Watford and Uxbridge. 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. The area is well served for good quality private and state schools for all ages.

Tenure: Freehold

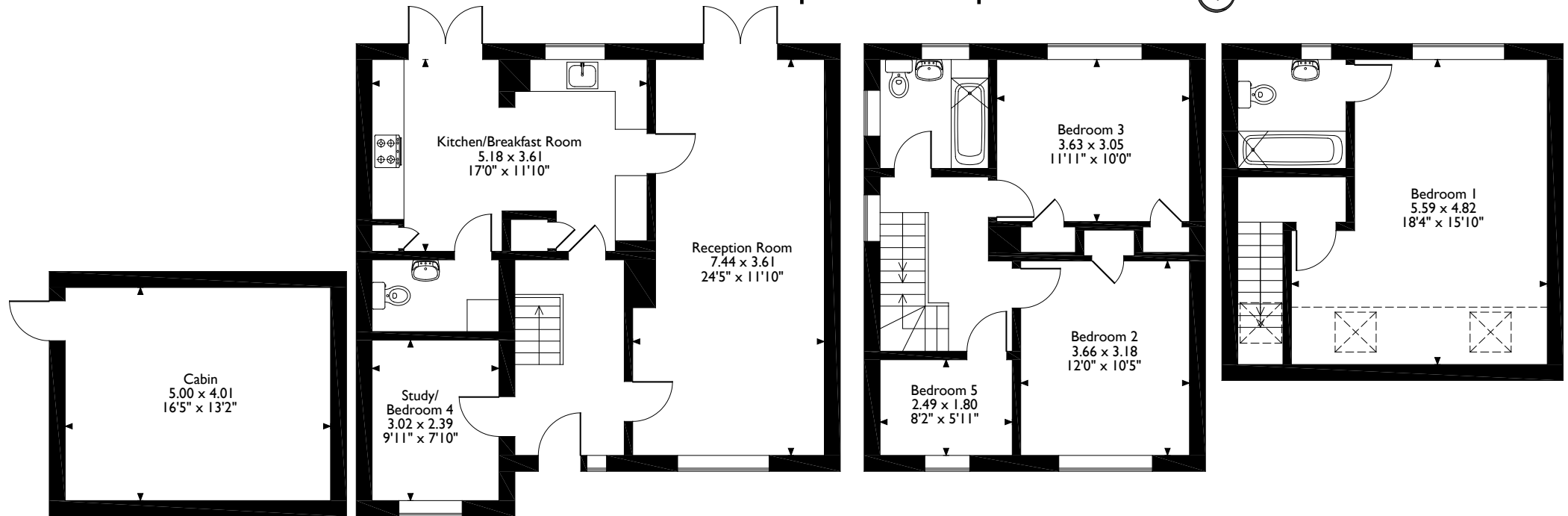
Local Authority: Three Rivers District Council

Council Tax: Band D

Energy Efficiency Rating: Band D



Longcroft Road Maple Cross, Rickmansworth
 Approximate Gross Internal Area
 Main House = 143 Sq M/1536 Sq Ft
 Outbuilding = 20 Sq M/217 Sq Ft
 Total = 163 Sq M/1753 Sq Ft



Outbuilding

Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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