



**BEAUTIFULLY EXTENDED THREE BEDROOM HOME WITH ONE BEDROOM ANNEXE**

Denham Way, Maple Cross, Rickmansworth, Hertfordshire, WD3 9SR

**ROBSONS**



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### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

• LOUNGE • UTILITY • GUEST CLOAKROOM  
• THREE BEDROOMS • FAMILY BATHROOM  
• DRIVEWAY • LANDSCAPED REAR GARDEN •  
GARDEN ROOM/OFFICE/GYM • ONE BEDROOM ANNEXE WITH BEDROOM/LOUNGE/KITCHEN/BATHROOM

This beautiful house has been skilfully extended and remodelled to a high standard, to create a self contained one bedroom annexe which has a bedroom, bathroom, kitchen, lounge, French doors to the garden and own front door.

The main house has a porch into the hallway. There is a lounge to the front, with double doors into the open plan kitchen/dining/family room, which has a modern white gloss kitchen with ample storage and work surfaces, breakfast bar, skylight and bi-fold doors onto the patio, together with a door to the utility room which has ample space for a washing machine and a tumble dryer. The ground floor is complemented by a guest cloakroom.







To the first floor are three bedrooms and the family bathroom, which has a bath as well as a shower cubicle.

This property has the benefit of a one bedroom annexe which has its own front door and French doors to the rear garden. It has a bedroom, lounge, bathroom and generous kitchen/breakfast room with ample storage.

There is a generously sized driveway to the front of the property providing ample off street parking. The westerly facing rear garden is mainly laid to lawn with a large patio adjacent to the property, ideal for entertaining. There is a garden room to the rear of the property which would be ideal for a home office/games room/gym.

### 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. Denham has the Chiltern Line to Marylebone whilst at Rickmansworth there is the Chiltern and Metropolitan Lines to London. The M25 motorway is available at junction 17. 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

Energy Efficiency Rating: House - C / Annexe - C



# Denham Way Maple Cross, Rickmansworth

Approximate Gross Internal Area

Main House = 90 Sq M/968 Sq Ft

Annex = 41 Sq M/441 Sq Ft

Outbuilding = 22 Sq M/236 Sq Ft

Total = 153 Sq M/1645 Sq Ft



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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