



## BRIGHT AND SPACIOUS THREE BEDROOM FAMILY HOME

Tichborne, Maple Cross, Rickmansworth, WD3 9TN

**ROBSONS**



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Hertfordshire, WD3 9TN

- RECEPTION ROOM
- MODERN KITCHEN/DINER
- BEDROOMS 1 & 2 WITH OWN SHOWERS
- BEDROOM 3
- FAMILY BATHROOM SUITE
- OFF STREET PARKING
- ATTRACTIVE REAR GARDEN
- SUMMERHOUSE

## Description

This three bedroom property has generously sized rooms and has potential to extend (STPP).

The entrance hall leads into the double aspect reception room, which is carpeted and has a window to the front and French doors opening into the rear garden. The kitchen/diner has wooden flooring and is also double aspect. There is a modern kitchen which has a good range of fitted floor and base units and a centre island housing the sink and gas hob. There is ample space for a table and chairs, together with a large fridge/freezer.







There are three good sized bedrooms on the first floor, two having their own fitted shower unit. The family bathroom has a roll top bath with waterfall bath filler, shower cubicle, twin sink units, wc and a towel rail.

To the front of the property is a driveway providing off street parking. The rear garden has a decked patio with a summerhouse to the rear.

### 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. 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.

### Additional Information

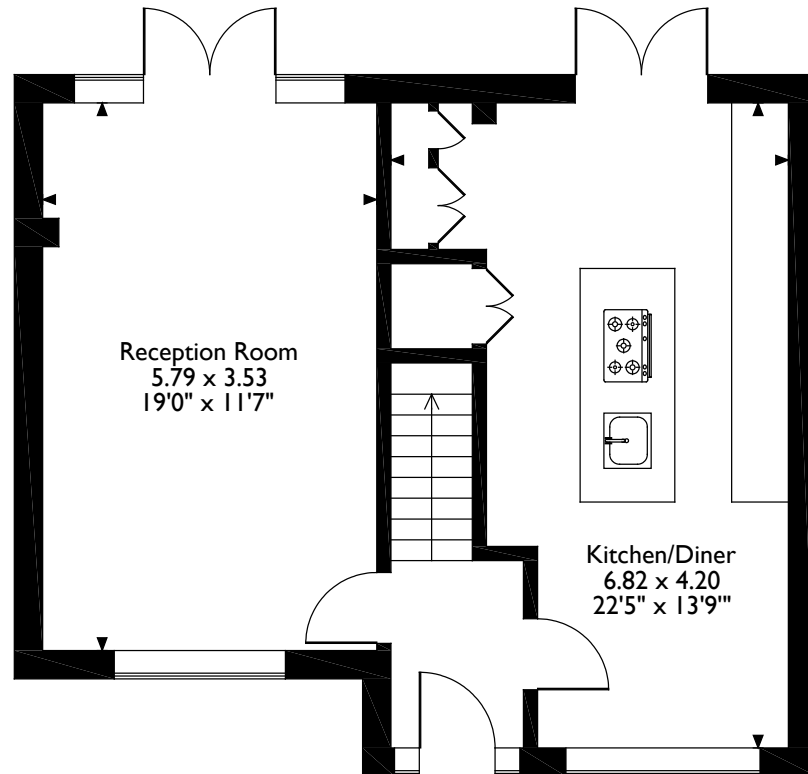
Tenure: Freehold

Local Authority: Three Rivers District Council

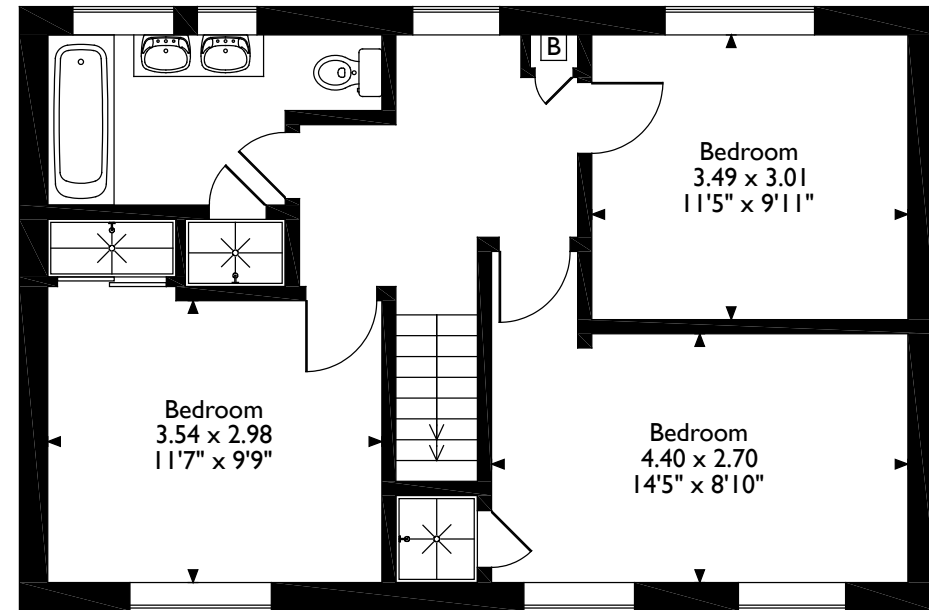
Energy Efficiency Rating: Band C



Tichborne Maple Cross, Rickmansworth  
Approximate Gross Internal Area  
103 Sq M/1105 Sq Ft



**Ground Floor**



**First 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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