



## **BRIGHT AND SPACIOUS THREE BEDROOM FAMILY HOME**

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Tichborne, Maple Cross, Rickmansworth, Hertfordshire, WD3 9TN



## BRIGHT AND SPACIOUS THREE BEDROOM FAMILY HOME

- ENTRANCE HALL
- RECEPTION ROOM
- KITCHEN
- DINING ROOM
- UTILITY
- GUEST CLOAKROOM
- PRINCIPAL BEDROOM
- TWO ADDITIONAL BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- REAR GARDEN & PATIO

This three bedroom semi detached property provides spacious accommodation, an integral garage and is a great opportunity to create a fabulous family home. Entered via a hallway which leads into a large, double aspect, reception room with patio doors to the garden. There is a dining room with ample space for a table and chairs, a fitted kitchen with fitted base and wall units and a large window overlooking the rear garden. The ground floor is completed by a utility room with access to the garden, the guest cloakroom and the integral garage.





To the first floor is the principal bedroom, two additional bedrooms, a family bathroom, which has a shower above the bath, and a separate wc.

The property has a front garden and driveway leading to the integral garage, providing off street parking. The rear garden is mainly laid to lawn with pretty flower borders, a generously sized patio and pathway to the garden shed.

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 connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages.

Tenure: Freehold

Local Authority: Three Rivers District Council

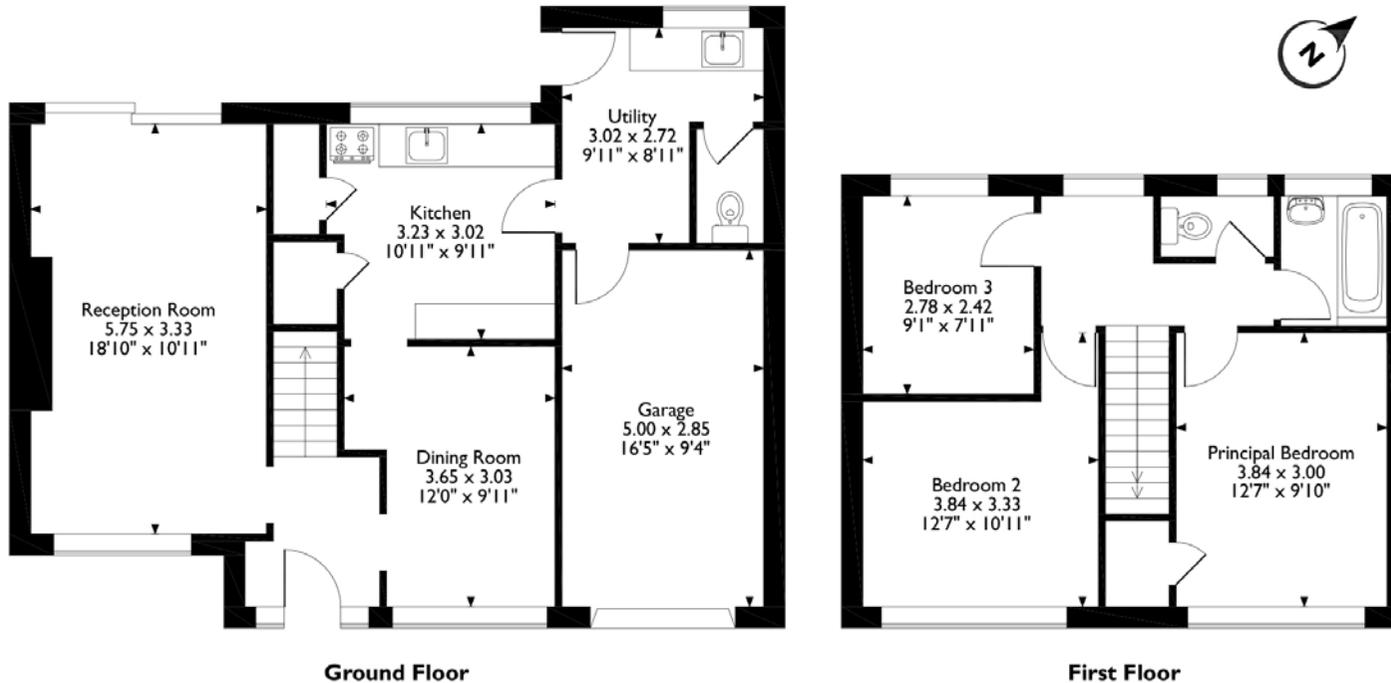
Council Tax: Band D

Energy Efficiency Rating: Band D



# Tichborne Maple Cross, Rickmansworth

## Approximate Gross Internal Area 113 Sq M/1218 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.

**ROBSONS**

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