

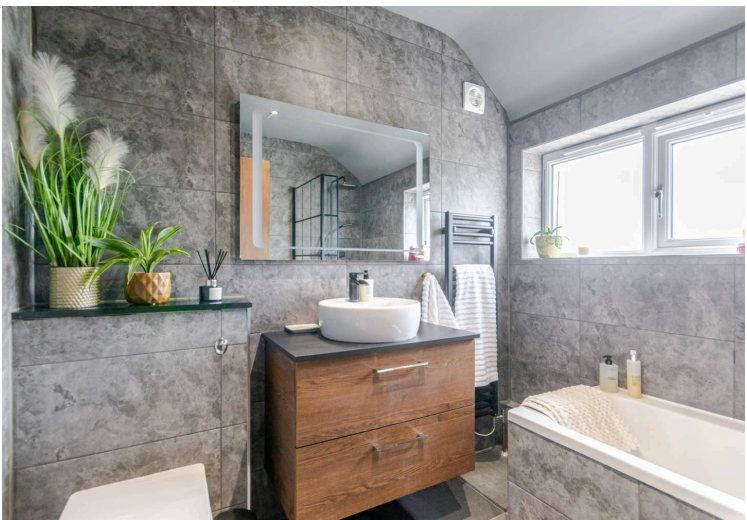
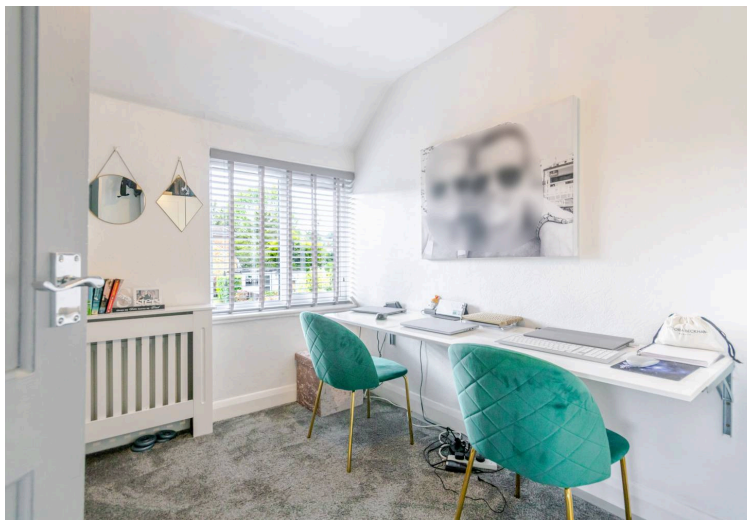


Denham Way, Maple Cross, WD3

Offers In Excess Of £500,000 Freehold

LIVING ROOM • FAMILY ROOM • KITCHEN/DINER • TWO BEDROOMS • MODERN BATHROOM • REAR GARDEN •
GARAGE • DRIVEWAY PARKING FOR UP TO TWO CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A modern TWO BEDROOM SEMI DETACHED HOUSE situated in this popular residential area, close to local schools.

This superb two-bedroom semi-detached house offers thoughtfully designed and comfortable living.

The living room is stylish with a decorative fireplace and a large bay window overlooking the front of the property providing lots of natural light. , There is an expansive open plan kitchen/diner and family room, where sleek kitchen units, integrated appliances, and a striking kitchen island with breakfast bar create the perfect hub for entertaining and family gatherings. The kitchen is flooded with natural light from the skylight and large windows, while modern herringbone wood flooring and contemporary radiators add a touch of sophistication. Both bedrooms are bright and airy, enhanced by a large bay to bedroom one offering a tranquil retreat for restful nights. The bathroom is finished to a high standard, featuring sleek grey tiling and a modern vanity unit, ensuring both style and functionality.

Double doors provide seamless garden access from the kitchen, inviting you to enjoy the beautifully maintained garden complete with seating area and gravel path surrounding a well-maintained lawn. Whether relaxing in a cosy hanging chair, entertaining guests on the decorative tiled patio with ambient string lighting, or enjoying a meal in the dedicated barbeque area, the garden offers privacy and tranquillity in abundance.

The property boasts excellent kerb appeal with a contemporary exterior, driveway parking for up to two cars, and a spacious garage, catering to all storage and parking needs.

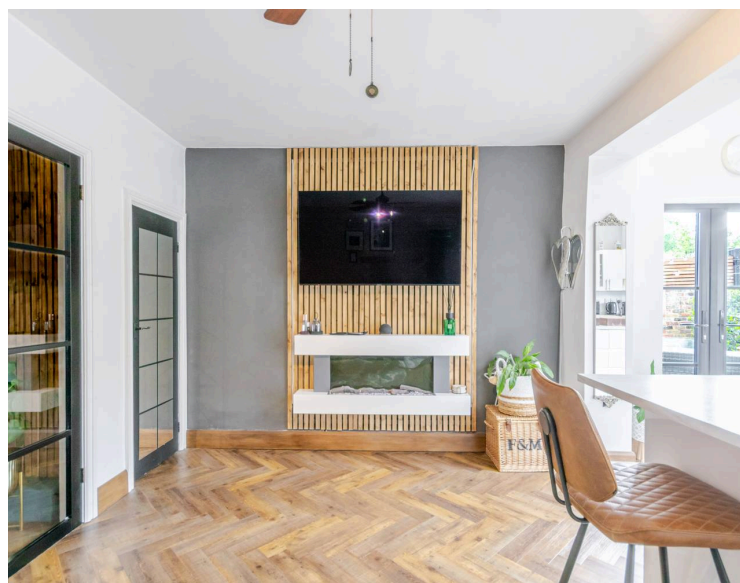
Situated in this popular residential road, within a couple of minutes drive from Junction 17 of the M25. Rickmansworth Town Centre and Metropolitan/Chiltern Line station is approximately 2 miles away, whilst Denham and Northwood Stations are also nearby.

Nearest Station: 2.2 miles – Rickmansworth Station

Council Tax band: D Approx. £2404.73 2026–2027 (Three Rivers District Council)

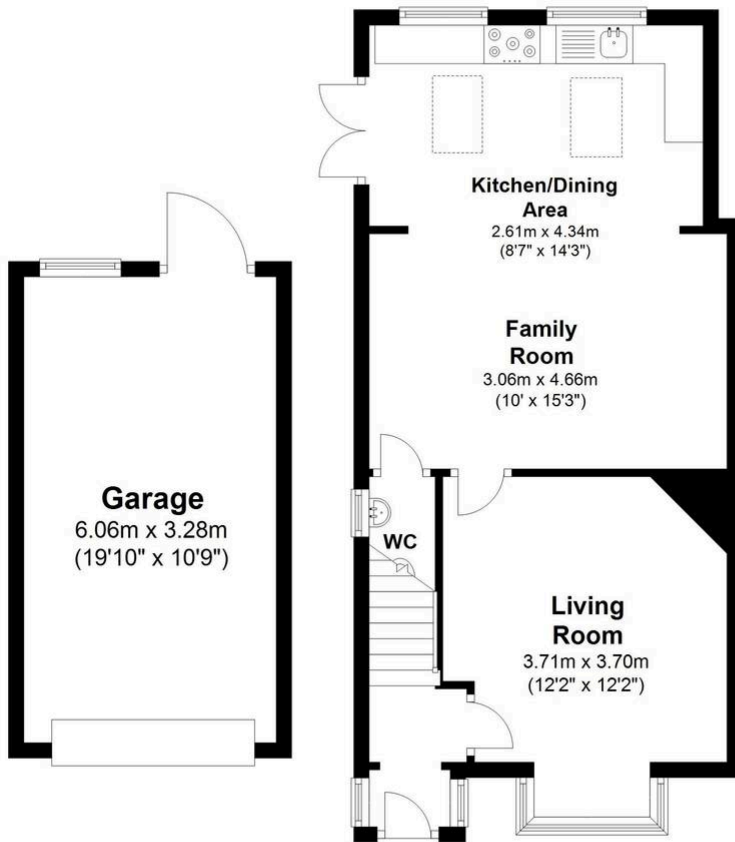
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



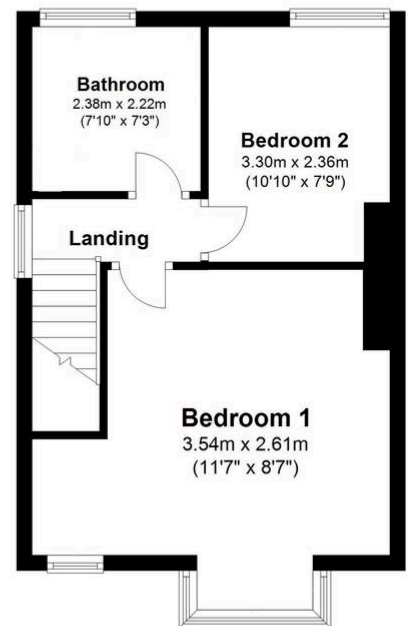
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 79.0 sq. metres (850.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

Denham Way



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.