





Denham Way, Maple Cross, WD3

£470,000 Freehold

TWO BEDROOM SEMI DETACHED HOUSE • LIVING ROOM • KITCHEN/DINER • TWO BEDROOMS • FAMILY BATHROOM • REAR GARDEN • DRIVEWAY PARKING

TREND & THOMAS

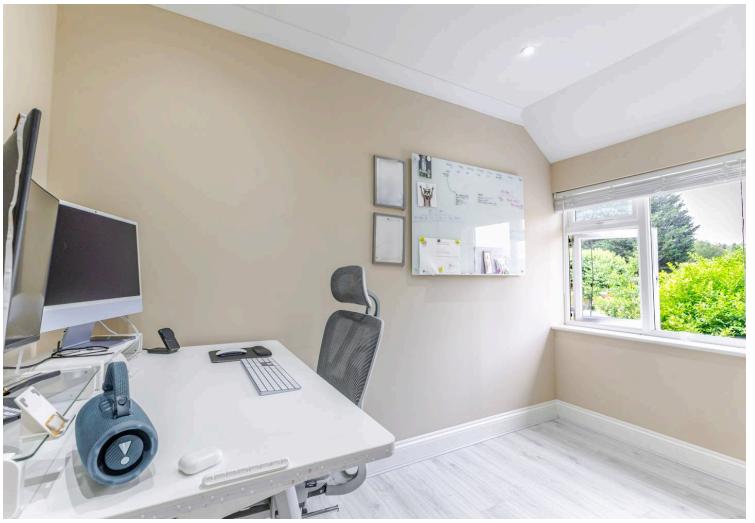
ESTATE AGENTS SURVEYORS & VALUERS











A well-presented TWO BEDROOM SEMI DETACHED HOUSE, situated close to local schools.

The entrance hallway adorned with neutral decor gives an immediate sense of warmth. The spacious living room overlooking the front of the property boasts a bright bay window and doors leading to the hallway and kitchen. The open-plan kitchen/diner features modern wood-finished cabinets, integrated appliances, and generous counter space.

Upstairs, are two generously-sized bedrooms, both thoughtfully designed and offering plenty of natural light. The contemporary bathroom is finished with fully tiled walls, a bath-tub with shower over, heated towel rail, and under-sink storage.

The extensive rear garden is bordered by mature hedging and privacy fencing, ensuring a peaceful oasis for outdoor living. A well-maintained lawn is complemented by a paved walkway leading to a shed at the rear providing ample external storage. The front of the property impresses with a gravel driveway providing convenient off-road parking. This home is steeped in character and modern comfort, offering the perfect setting for today's discerning buyers seeking both style and substance.

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.

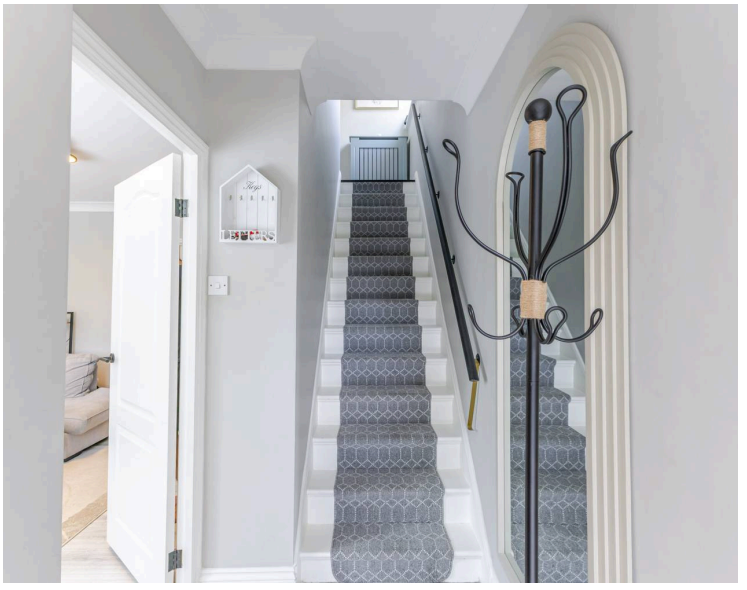
Nearest Station: 2.2 miles - Rickmansworth Station

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

EPC Energy Efficiency Rating: D

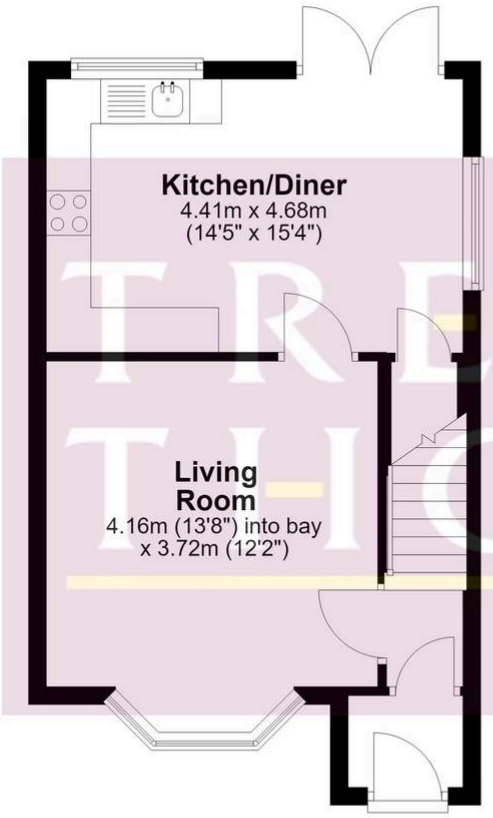
EPC Environmental Impact Rating: E





Ground Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 66.7 sq. metres (717.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Plan produced using PlanUp.

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.