



STONE·BUTTERS
RESIDENTIAL



Ladywalk, Maple Cross, Rickmansworth. WD3 9YZ. £380,000 Freehold

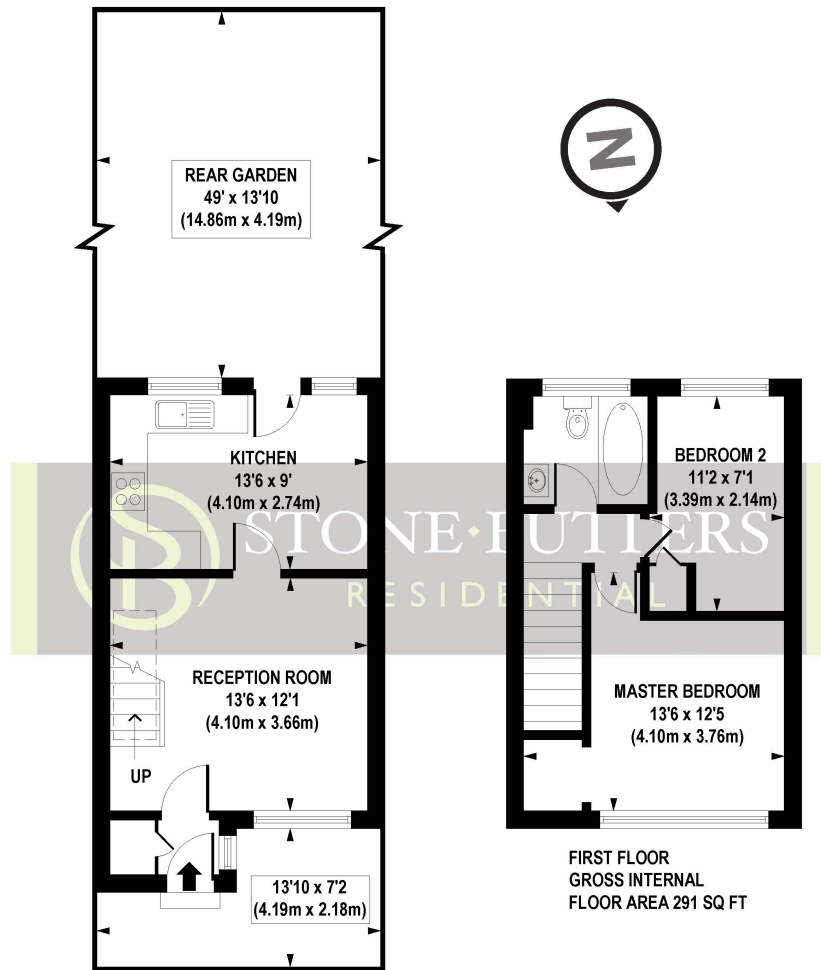
Well Presented Bright & Airy 2 Bedroom Terraced Property, offering spacious accommodation throughout with the benefit of a south facing rear garden and residents allocated parking. CHAIN FREE

The accommodation comprises an entrance porch with a versatile storage cupboard and a door leading into a spacious reception room and a rear south aspect kitchen/breakfast room with access out onto the patio area and garden. To the first floor are the two bedrooms and the family bathroom.

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- Chain Free
- Allocated Parking
- Popular & Quiet Location
- South Facing Rear Garden
- Freehold House
- Two Bedrooms
- Council Tax Band C
- Gas Central Heating



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 308 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 291 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 599 sq. ft / 55.66 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	