



Spacious semi-detached with a ground floor annexe

56 Woodland Road, Maple Cross, Hertfordshire, WD3 9SU

Freehold



Reception hall • Kitchen • Lounge/dining room •
Annexe comprising hall, sitting room, bedroom 4,
bathroom • Three bedrooms • Bathroom • Gardens

Local information

The property is set in a residential location within easy access of the M25.

Rickmansworth town centre offers good local shopping including Marks & Spencer, Tesco & Waitrose together with a choice of cafes and restaurants.

The station provides a rail service to Baker Street and the City and the Chiltern Turbo to Marylebone.

The M25 at Junction 18 provides links to the motorway network.

There is also a choice of schooling both State and Private within the locality.

About this property

This very spacious house is in need of general modernisation and improvement, but offers the buyers the chance to create a home to their own style and requirements.

The porch opens to the reception hall with stairs to the first floor with a cupboard under. The kitchen is double aspect and is fitted with a good range of wall and floor cupboards, one and half bowl sink, Potterton gas boiler and plumbing for a washing machine. The lounge/dining room is double aspect with a stone fireplace and sliding patio doors to the garden.

From the hall there is a ground floor annexe comprising hall with store cupboard, double aspect sitting room or possible bedroom five, bedroom three and a family bathroom.

To the first floor is the landing with access to the loft. The principal bedroom to the rear has two fitted wardrobes with cupboards over. To the front is bedroom two and a single bedroom. A bathroom completes the accommodation.

Outside

To the front is a good sized area of lawn enclosed by hedges and trees.

To the rear is small patio area and an area of lawn and further patio to the side with flower borders.

Tenure

Freehold

EPC rating = D

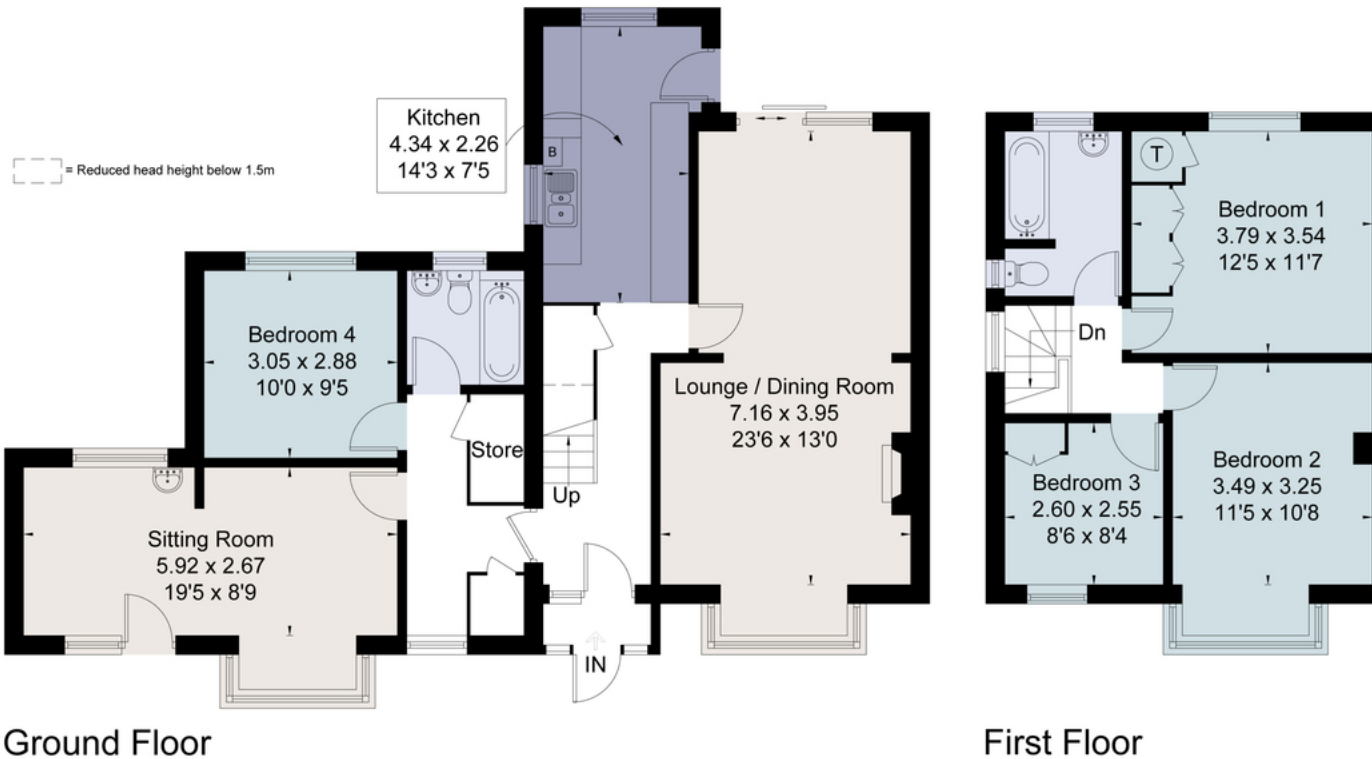
Viewing

Strictly by appointment with Savills

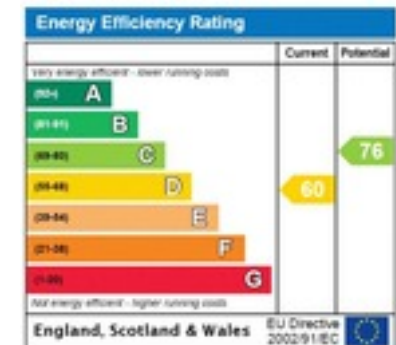




Approximate Area = 133.1 sq m / 1433 sq ft
 Including Limited Use Area (2 sq m / 21 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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