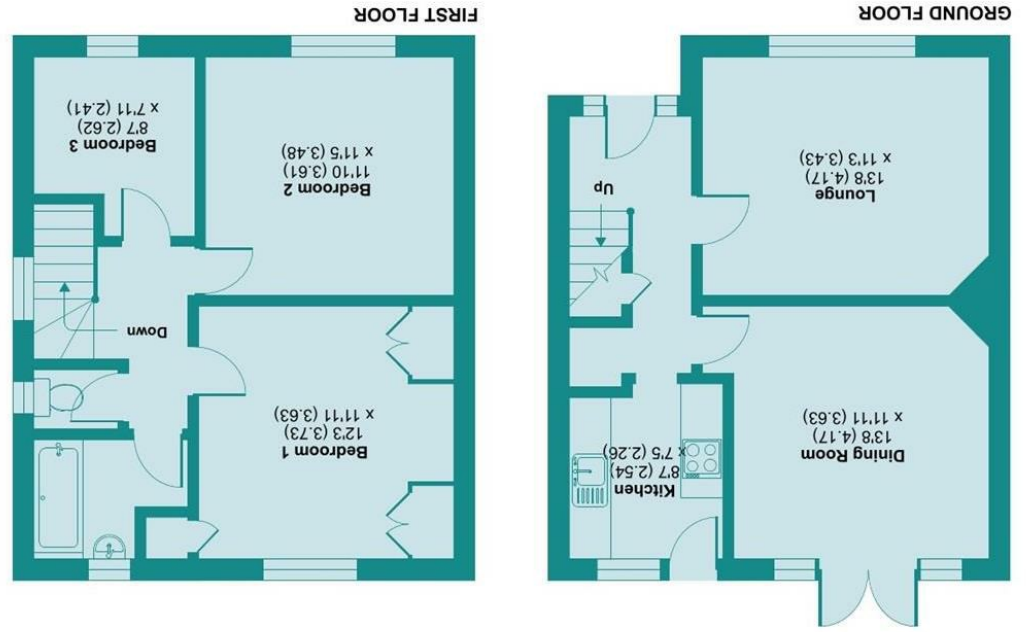


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchcom 2024. Produced for James Estate Agents. REF: 1209840

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Approximate Area = 933 sq ft / 86.7 sq m  
Garage = 126 sq ft / 11.7 sq m  
Total = 1059 sq ft / 98.4 sq m  
For identification only - Not to scale

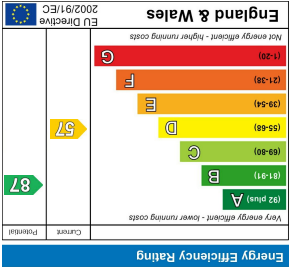
**Berry Way, Rickmansworth, WD3 7EY**

**LOCAL AUTHORITY**  
Three Rivers District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only



**GUIDE PRICE**  
**£600,000**  
**BERRY WAY**  
RICKMANSWORTH, WD3 7EY

## PROPERTY SUMMARY

NO UPPER CHAIN. A classic three bedroom semi detached house. In need of modernisation and refurbishment throughout. Potential to extend STPP. Situated in a sought after location in Rickmansworth. One mile to the station. (level walk) and within walking distance to local shops, amenities and schools.

Accommodation comprises of; hallway, lounge, dining room and kitchen on the ground floor. The first floor offers; three bedrooms, a family bathroom and separate WC. Outside, to the front is off street parking and a garage. The 78 foot rear garden is laid to lawn with fenced boundaries.

3



1



2

