



A WELL PRESENTED THREE BEDROOM, EXTENDED SEMI DETACHED FAMILY HOME

Berry Lane, Rickmansworth, Hertfordshire, WD3 7HJ

ROBSONS

Berry Lane, Rickmansworth, Hertfordshire, WD3 7HJ

**OPEN PLAN KITCHEN • UTILITY ROOM •
OFFICE/STUDY • THREE BEDROOMS • FAMILY
BATHROOM • SOUTH FACING GARDEN •
OFF-STREET PARKING • SOLAR PANELS • NEW
ROOF**

Description

Perfectly placed for local amenities and schools, is this well presented and spacious three bedroom semi-detached extended family with it's own driveway and a south facing garden. This property has great potential to extend (STPP).

The ground floor comprises a welcoming entrance hallway and guest WC. There is a front-aspect office / study and a fabulous, open-plan kitchen /dining room, flooded with natural light, from three skylights, and French doors opening out to the garden.

The well-appointed modern white gloss kitchen features a range of fitted units providing ample storage space, integrated Neff appliances, a gas stove and a kitchen island with a breakfast bar. Off the kitchen is a large utility room with additional fitted storage and a door leading outside.





To the first floor there are three good-sized bedrooms with one boasting fitted wardrobes and a family bathroom. The property benefits from lovely high ceilings throughout and has been recently improved by the current owners.

Externally, this lovely family home offers a well-maintained south facing rear garden laid to lawn with shrub and flowerbed borders, a patio area a water feature and pergola, a green house and a garden shed. To the front is a driveway providing off-street parking for multiple cars and side access to the rear garden.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station.. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: D

Energy Efficiency Rating: C

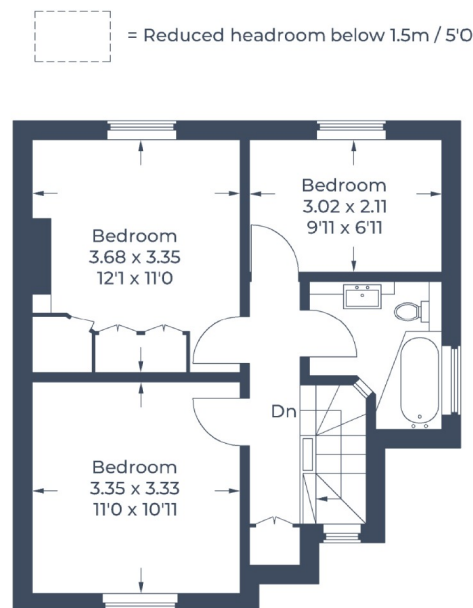
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 68.5 sq m / 737 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Outbuildings = 24.9 sq m / 268 sq ft
 Total = 135.5 sq m / 1,458 sq ft

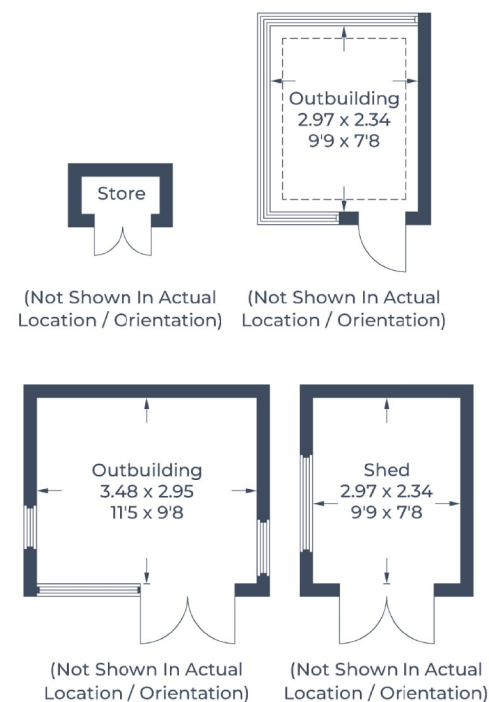


Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons



ROBSONS

130 High Street, Rickmansworth WD3 1AB
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.