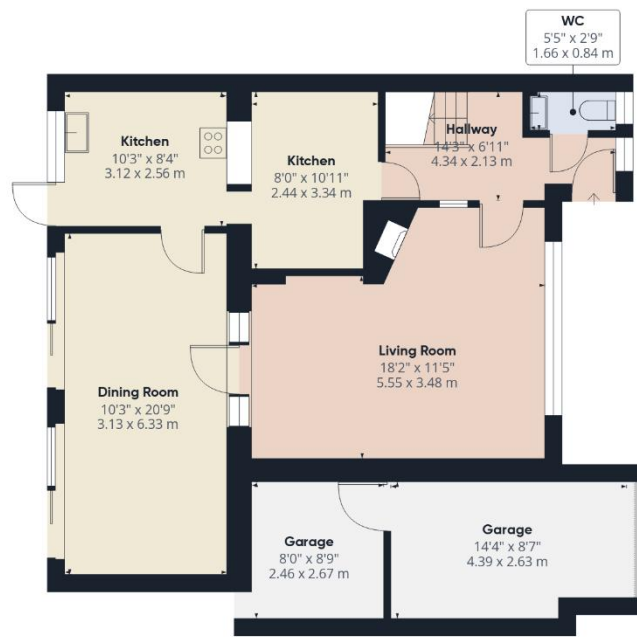




Berry Lane, Rickmansworth, WD3 4DD

Guide Price: £775,000 Freehold

sewell &
gardner

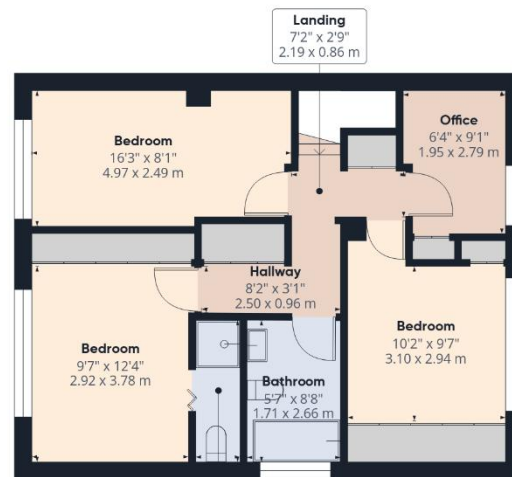


Floor 0

Approximate total area⁽¹⁾

1528 ft²

142 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3 Standard Measurement

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY

About the property

Situated on the highly sought-after Berry Lane in Rickmansworth, this spacious four-bedroom family home offers the perfect balance of comfort and convenience. Upon entering, you are greeted by a downstairs W/C, followed by a generously sized lounge that flows seamlessly into a bright dining/entertaining room with large glass sliding doors opening directly onto the garden. The kitchen, complete with under-cupboard lighting, provides plenty of room and leads effortlessly to the main living areas.

Upstairs, the principal bedroom enjoys built-in wardrobes, an en-suite shower room, and wonderful views over the rear garden. The second bedroom also benefits from fitted storage, while the third bedroom is well-suited for a child's room or study space, and the fourth bedroom, currently used as an office, provides further versatility. A family bathroom completes the first floor.

Outside, the property boasts an exceptionally large, beautifully bordered garden with flowers, a walkway leading to a private rear section, and a greenhouse. The front of the home features a driveway with ample parking for several cars, alongside a spacious garage with access to an additional out-room connecting to the garden. This delightful home is brimming with potential and ideally positioned close to local amenities, schools, and transport links.



- Four bedrooms
- Semi-detached home
- Two bathrooms plus downstairs W/C
- 160ft rear garden
- Driveway parking and garage
- Close to local amenities



Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1,528 sq ft

Tenure: Freehold

Nearest Station: 1.5 miles to Rickmansworth Railway Station

Distance to Town Centre: 1.3 miles to Rickmansworth High Street

Nearest Motorway: 1.7 miles to M25

Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

sewell &
gardner