



Berry Way, Rickmansworth, WD3 7EY

Guide price £1,000,000 Freehold



The property

Nestled within the ever-popular Cedars Estate, we are delighted to bring to the market this beautifully presented three-bedroom detached chalet bungalow, situated on the sought-after Berry Way.

Upon approach, the property welcomes you with a spacious porch which opens into a generous and inviting hallway. Straight ahead lies the heart of the home: a modern open-plan kitchen, fully fitted with integrated appliances and seamlessly flowing into the dining area and a impressive living space. The dining area is further enhanced by bi-fold doors, creating the perfect setting for entertaining and summer dining while allowing natural light to flood the room.

The ground floor also benefits from a separate utility room, a contemporary downstairs WC and shower room, and a spacious double bedroom enjoying an abundance of natural light from both the front and rear of the property. This bedroom is complemented by a versatile living area with double doors opening directly onto the wraparound decking, offering excellent flexibility for multi-generational living or guest accommodation.

Upstairs there are two further bedrooms positioned either side of the family bathroom. The principal bedroom is generously sized and features built-in wardrobes with ample storage. The third bedroom is also well-proportioned, enjoying excellent natural light and additional storage. Completing the first floor is the family bathroom, beautifully finished and featuring both a walk-in shower and a bath, along with built-in storage.

Externally, the garden is a true standout feature. Wraparound decking surrounds the property, providing stunning views from every angle and multiple seating areas. The garden is beautifully landscaped and also benefits from a patio area adjacent to the garage. Rear access is available from either side of the property via elegant oak gates. To the front, the property offers a large driveway with parking for multiple vehicles, along with access to the garage for further parking or storage. A well-maintained lawn completes the frontage.

Finished to the highest of standards throughout, this exceptional home must be viewed to be fully appreciated.





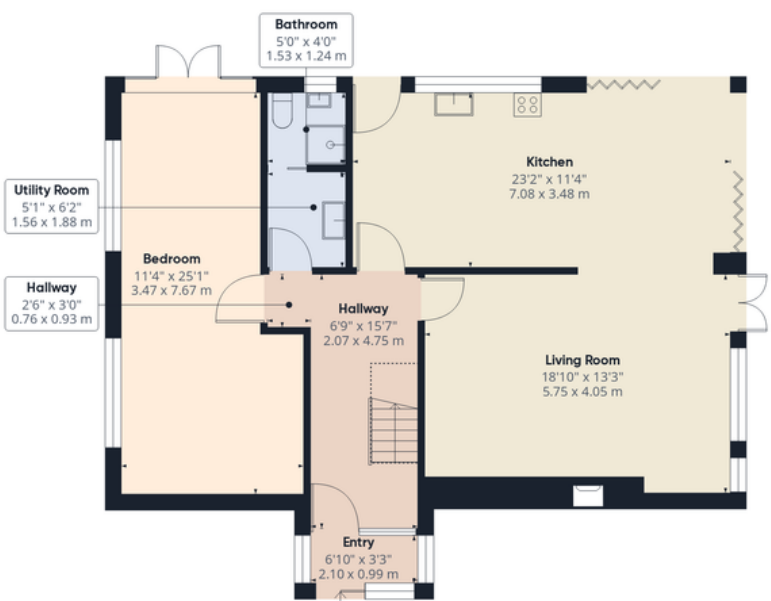
Key Features

- Detached chalet bungalow
- Situated on the sought after Cedars Estate
- Three bedrooms
- Versatile ground-floor bedroom with additional living space
- Convenient utility room with downstairs shower room
- Beautifully presented throughout
- Ample driveway parking & garage
- Beautifully landscaped South-West facing garden

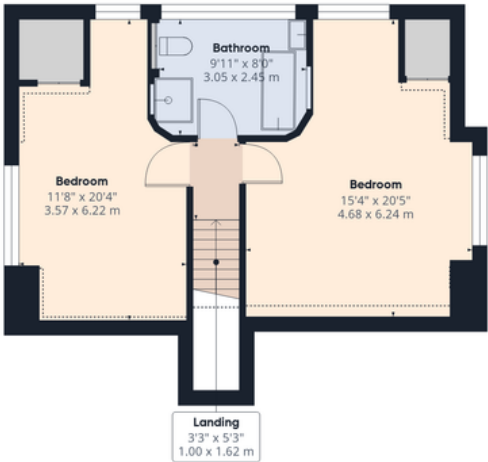




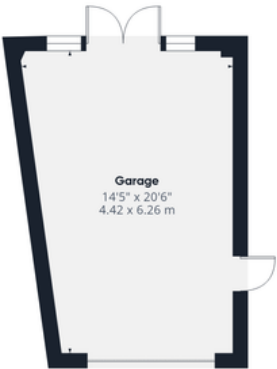
Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m
1814 ft²
168.7 m²

Reduced headroom
44 ft²
4.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Boundary





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.

- 1 miles to Rickmansworth Station
- 0.9 miles to Rickmansworth High Street
- Nearest Motorway: 2.2 miles to M25

Local Authority: Three Rivers District Council
Council Tax: G
Approximate floor area: 1814 sq ft
Tenure: Freehold

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; The Partnership, EMW Law, Woodward Surveyors. For financial services we recommend Nicholas James Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		





Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com