



**A BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Berry Lane, Rickmansworth, Hertfordshire, WD37HH

**ROBSONS**

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**LIVING ROOM • KITCHEN DINING ROOM • OFFICE/BEDROOM 4 • GUEST WC • THREE BEDROOMS • MODERN FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE VEHICLES • SCOPE TO EXTEND (STPP)**

### Description

A beautifully presented three/four-bedroom semi-detached family home offering off-street parking for multiple vehicles and excellent scope to extend, subject to the usual planning permissions. Ideally situated within easy reach of local amenities, highly regarded schools, and excellent transport links.

The ground floor features a spacious 27'3" x 13'6" living room, enhanced by a charming bay window to the front and patio doors opening onto the rear garden, creating a bright and welcoming living space. The modern and stylish kitchen is fitted with a comprehensive range of units and integrated appliances, complemented by a breakfast bar and further patio doors providing direct access to the garden. Completing the ground floor is a versatile office/bedroom four and a convenient guest WC.





To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes, together with a contemporary family bathroom featuring both a bath and separate shower.

Externally, the attractive rear garden is mainly laid to lawn and enjoys mature shrubs, well-stocked flower beds, and a raised decked seating area with a pergola, ideal for outdoor entertaining and relaxation. To the front, a driveway provides off-street parking for multiple vehicles.

This attractive family home combines spacious and flexible accommodation with future potential, making it an excellent choice for a growing family.

### **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 and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: D

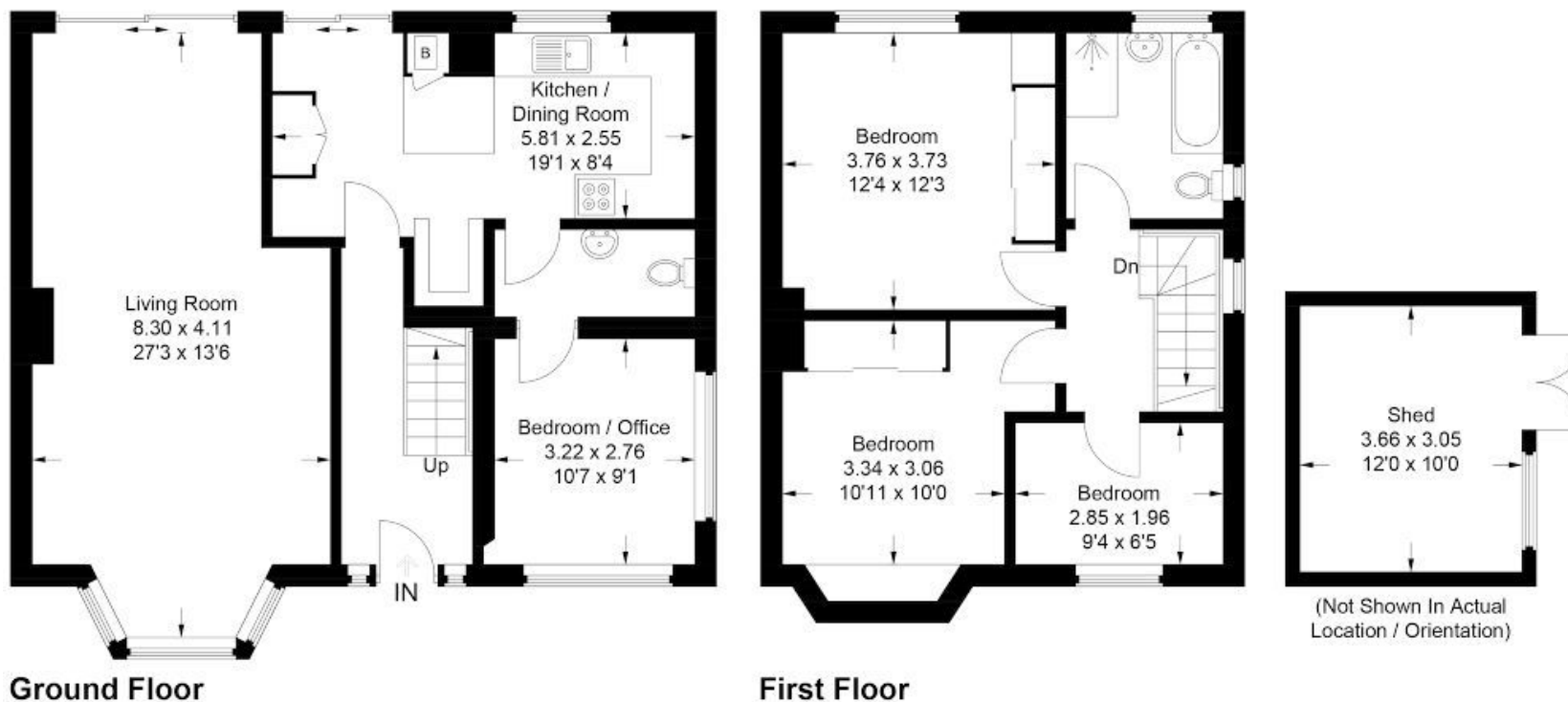
Energy Efficiency Rating: TBC

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.



## 14 Berry Lane, Rickmansworth, WD3 7HH

Approximate Gross Internal Area  
Ground Floor = 69.1 sq m / 744 sq ft  
First Floor = 44.2 sq m / 476 sq ft  
Shed = 11.1 sq m / 119 sq ft  
Total = 124.4 sq m / 1,339 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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