



**THREE BEDROOM TERRACED FAMILY HOME WITH OFF-STREET PARKING**

Oakfield, Berry Lane Estate, Mill End, Rickmansworth, Hertfordshire, WD3 8LP

**ROBSONS**

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**23'2 x 11'7 LIVING ROOM • KITCHEN • THREE BEDROOMS • FAMILY BATHROOM • SOUTH-EASTERLY REAR GARDEN • OFF-STREET PARKING • FANTASTIC REFURBISHMENT OPPORTUNITY**

### Description

A charming 1950s three-bedroom mid-terraced family home, ideally positioned in a tranquil and leafy setting on the highly sought-after Berry Lane Estate, bordering Rickmansworth and Chorleywood. Benefiting from off-street parking, this delightful home offers excellent potential to enhance and extend (subject to the usual permissions), making it perfect for growing families or those looking to add value.

The property is situated within a quiet, friendly community and enjoys convenient access to local amenities, well-regarded schools, and excellent transport links.

The ground floor comprises an entrance porch leading into a welcoming hallway. To the front, there is a well-appointed kitchen offering a good range of fitted units and space for freestanding appliances.





To the rear, a spacious, light-filled living room features a fireplace and patio doors opening out onto the garden, creating an ideal space for relaxing or entertaining.

Upstairs, the property offers three bedrooms, two of which benefit from fitted wardrobes, along with a family bathroom and a separate WC.

The rear garden benefits from a desirable south-easterly aspect, making it particularly enjoyable during the summer months. It is predominantly laid to lawn and complemented by a selection of mature shrubs and trees, along with a practical outbuilding. To the front of the property, a driveway provides convenient off-street parking.

### **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. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: C

Energy Efficiency Rating: C

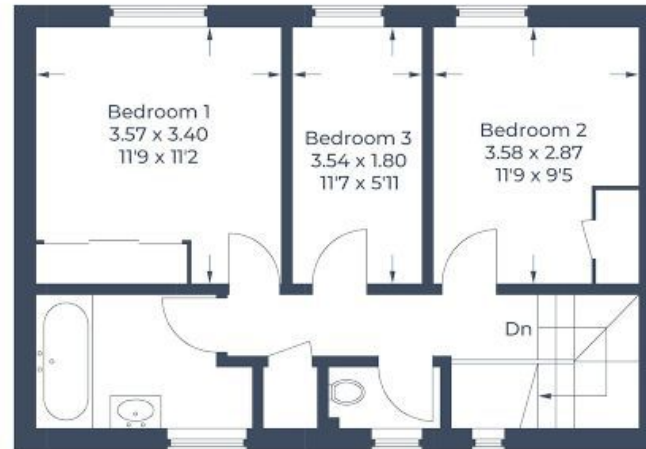
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.



Approximate Gross Internal Area  
 Ground Floor = 42.8 sq m / 461 sq ft  
 First Floor = 46.3 sq m / 498 sq ft  
 Outbuilding = 4.7 sq m / 50 sq ft  
 Total = 93.8 sq m / 1,009 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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