



**A BEAUTIFULLY PRESENTED FOUR BEDROOM, THREE BATHROOM EXTENDED
SEMI-DETACHED FAMILY HOME**

Berry Lane, Rickmansworth, Hertfordshire, WD3 7HQ

ROBSONS

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**SITTING ROOM • FAMILY ROOM •
KITCHEN/DINING ROOM • UTILITY ROOM &
GUEST CLOAKROOM • STUDY • PRINCIPAL
BEDROOM WITH EN-SUITE • THREE FURTHER
DOUBLE BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • OFF-STREET
PARKING**

Description

A beautifully presented four-bedroom, three-bathroom extended semi-detached family home offering approximately 1,910 sq ft of well-appointed accommodation arranged over three floors. Ideally situated close to excellent schools, transport links and local amenities.

The property comprises a light and spacious front-aspect sitting room featuring a large bay window, together with a stunning open-plan kitchen/dining room. Flooded with natural light from two skylights and benefiting from two sets of bi-fold doors opening onto the rear garden, this impressive space is ideal for modern family living and entertaining. The luxury kitchen offers a wide range of fitted units, integrated appliances and a substantial central island with breakfast bar.









Flowing seamlessly from the kitchen/dining room is a versatile family room, which can also be accessed directly from the hallway. The ground floor is further complemented by a study, a utility room and a contemporary shower room.

The first floor hosts three generous double bedrooms, one of which benefits from fitted wardrobes, together with a luxurious family bathroom featuring a roll-top bath, separate shower and twin his-and-hers wash basins.

Occupying the second floor is the impressive principal bedroom, served by its own modern shower room.

Outside, the rear garden is mainly laid to lawn and features a raised, patio area with a pergola, providing an excellent space for outdoor dining and relaxation. To the front, a driveway provides off-street parking.

The property also benefits from underfloor heating on the ground floor and a heat recovery ventilation system throughout the house.

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. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

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.robsonsworld.com or call us on: 01923 777762.

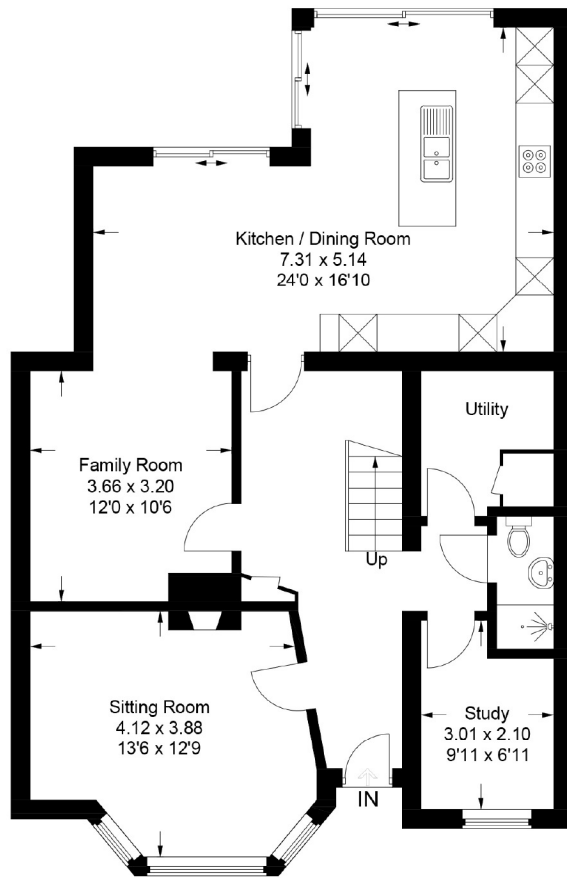


Berry Lane

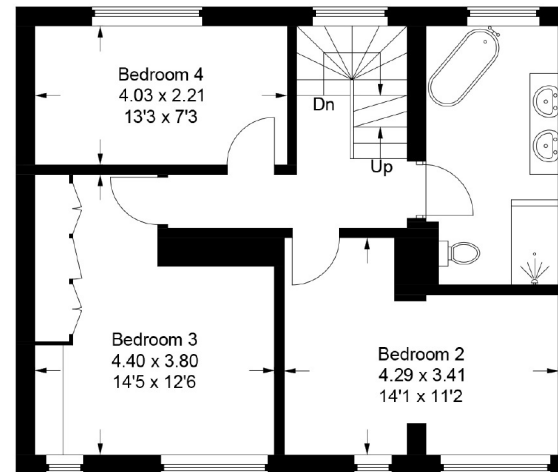
Approximate Gross Internal Area = 174.6 sq m / 1,879 sq ft

Outbuilding = 2.9 sq m / 31 sq ft

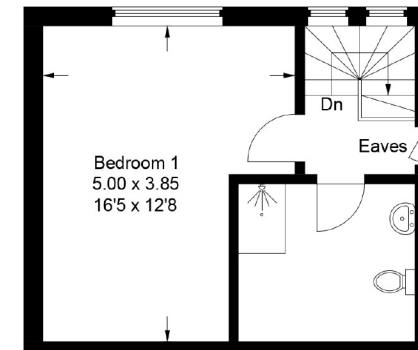
Total = 177.5 sq m / 1,910 sq ft



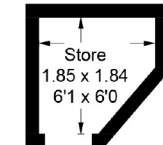
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

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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SCAN TO VISIT



OUR WEBSITE

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