Berry Lane, Rickmansworth, WD3

Offers In Excess Of £900,000 Freehold

FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE • OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM • FRONT RECEPTION ROOM • UTILITY ROOM & GUEST W.C. • FOUR DOUBLE BEDROOMS • WALK-IN WARDROBE & EN-SUITE BATHROOM TO BEDROOM ONE • FAMILY BATHROOM • REAR GARDEN WITH OUTBUILDING & SHED • DRIVEWAY PARKING TO FRONT FOR MULTIPLE CARS

TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS

We are delighted to bring to the market this well-appointed FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME.

Upon entry, elegant herringbone wood flooring flows seamlessly through the hallway with practical under-stair storage, to the open plan kitchen and living area. The kitchen features a large island and breakfast bar, integrated appliances, and stylish pendant lighting, all illuminated by abundant natural light from skylights and large bi-fold doors providing direct access to the garden. The spacious reception rooms boast modern, tasteful decor, and are perfect spaces for entertaining or relaxing. Upstairs are four double bedrooms, with bedroom one benefitting from both a walk-in wardrobe and an en-suite bathroom. Bedrooms two and four also have built-in wardrobes. The family bathroom is contemporary in design with a walk-in shower and a bath-tub.

The rear garden is well-maintained and enhanced by mature trees and thoughtfully designed patio and flower bed areas. At the back of the garden is an outbuilding with W.C. which can make a great gym or home office, and there is an external storage shed. The front of the property offers a spacious driveway with ample parking for several vehicles. This is a unique opportunity to acquire a home that is steeped in history and character while offering all the practical comforts of modern family living.

The property is situated approximately 1.3 miles from Rickmansworth Town Centre and Station as well as being close to the local parade of shops and Tesco Express. There is a selection of good schools, both private and state within the area. The M25 can be accessed at Junctions 17 and 18.

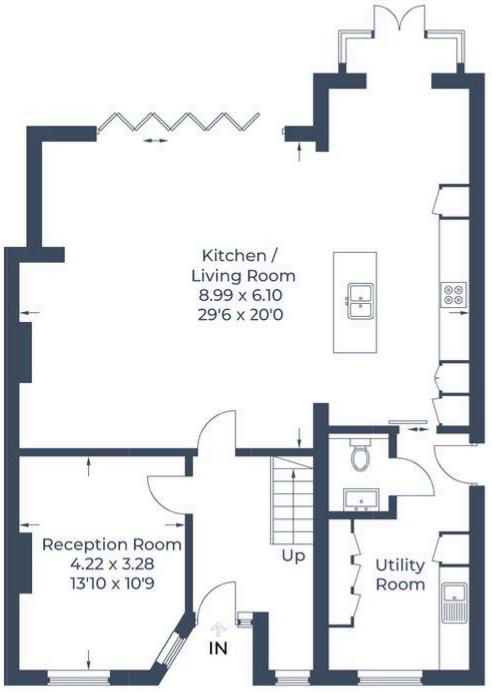
Nearest Station: 1.3 miles - Rickmansworth Station

Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Approximate Gross Internal Area
Ground Floor = 96.5 sq m / 1,039 sq ft
First Floor = 79.2 sq m / 851 sq ft
Outbuilding = 36.4 sq m / 392 sq ft
Total = 212.1 sq m / 2,282 sq ft



Ground Floor

First Floor

Outbuilding

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.