

Berry Way, Rickmansworth, Hertfordshire, WD3 7EY



£879,950 Freehold
3 Bedroom Semi Detached House

A THREE BEDROOM SEMI-DETACHED PROPERTY, ideally located, just a stones throw away from local amenities and schools.

- THREE BEDROOMS
- DINING ROOM
- GARDEN
- KITCHEN WITH BREAKFAST ROOM
- GARAGE
- EN-SUITE TO BEDROOM ONE
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- LIVING ROOM

Berry Way, Rickmansworth, Hertfordshire, WD3 7EY

The ground floor of this property comprises of a welcoming entrance hall that provides access into all of the downstairs rooms. Double doors lead into a dining room, situated at the front of the house. To the rear is a formal living room as well as fitted kitchen with breakfast room attached. A downstairs cloakroom completes this floor.

To the first floor are three good sized bedrooms, with the master having the added benefit of ample built in storage and an en-suite. There is also a three piece family bathroom suite. Externally there is a driveway to the front of the property with space for two vehicles as well as a garage. The property benefits from a south facing garden, made up of a combination of lawn and patio.

Positioned in this sought after residential area, a short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Bus routes and local shopping parades service the nearby Uxbridge Road, whilst the M25 can be easily accessed via junction 17 and 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2,544.46 (2023-2024)
- Approx. Floor Area: 1239.6 Sq ft / 115.2 Sqm
- Nearest Station: 1 mile Rickmansworth Station – Metropolitan/Chiltern Line

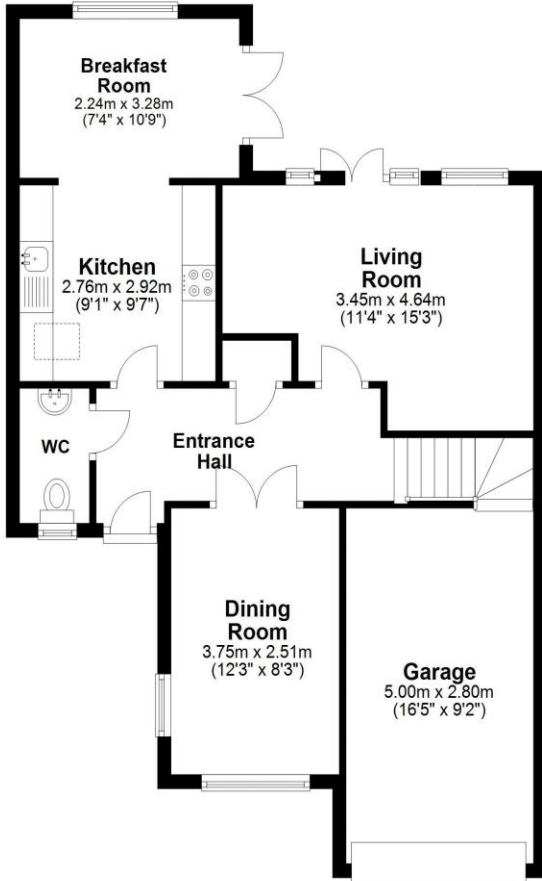


Berry Way, Rickmansworth, Hertfordshire, WD3 7EY



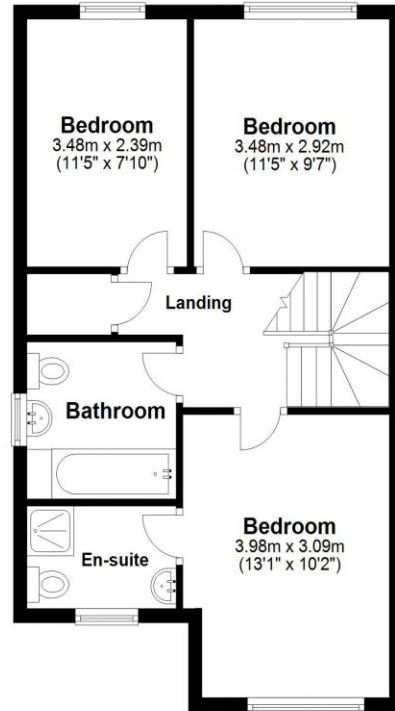
Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 115.2 sq. metres (1239.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		