



**A WELL PRESENTED THREE BEDROOM, EXTENDED SEMI DETACHED FAMILY HOME**

Berry Lane, Rickmansworth, Hertfordshire, WD3 7HJ

**ROBSONS**

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**KITCHEN / DINING / FAMILY ROOM • UTILITY ROOM • OFFICE / STUDY • THREE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE GARDEN • OFF-STREET PARKING • SOLAR PANELS**

### Description

Perfectly placed for local amenities and schools, is this well presented and spacious three bedroom, semi-detached extended family home. This lovely property also benefits from a new roof and a south facing garden with pergola.

The ground floor comprises a welcoming entrance hallway and guest WC. There is a front-aspect office/study and a fabulous, open-plan kitchen/dining room, flooded with natural light, from three skylights, and French doors opening out to the garden.

The well-appointed modern white gloss kitchen features a range of fitted units providing ample storage space, integrated Neff appliances, a gas stove and a kitchen island with a breakfast bar. Off the kitchen is a large utility room with additional fitted storage and a door leading outside.





To the first floor there are three good-sized bedrooms, with one boasting fitted wardrobes, and a family bathroom. The property benefits from lovely high ceilings and has been recently improved by the current owners, including new flooring upstairs.

Externally, this lovely family home offers a well-maintained south facing rear garden laid to lawn with shrub and flowerbed borders, a patio area, a water feature and pergola, a green house and a garden shed. To the front is a driveway providing off-street parking for multiple cars and side access to the rear garden.

### 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.. The M25 motorway is available at both junction 17 and 18. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: D

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 = 68.5 sq m / 737 sq ft  
 First Floor = 42.1 sq m / 453 sq ft  
 Outbuildings = 24.9 sq m / 268 sq ft  
 Total = 135.5 sq m / 1,458 sq ft

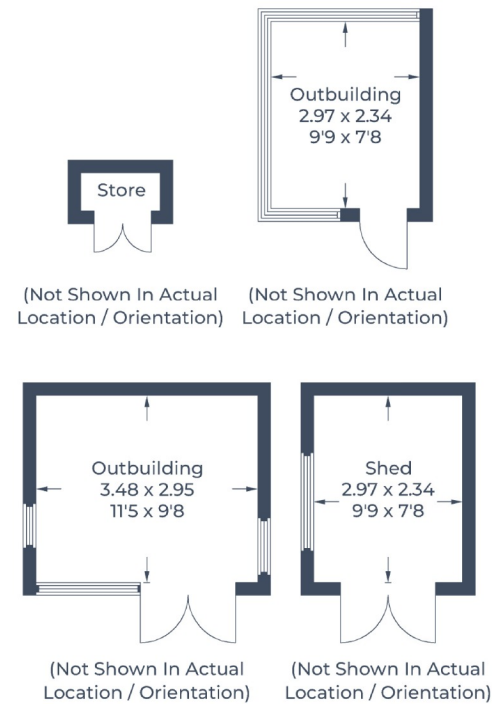
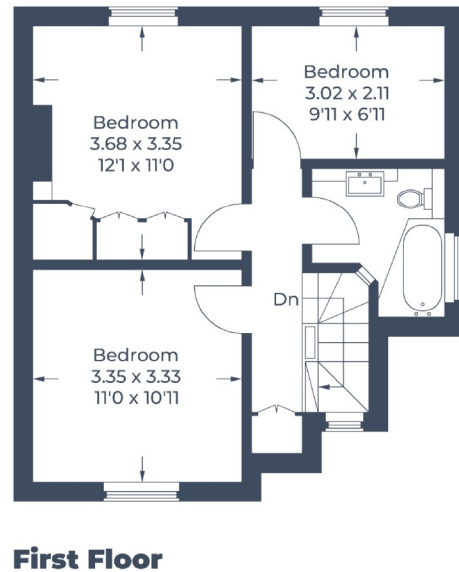
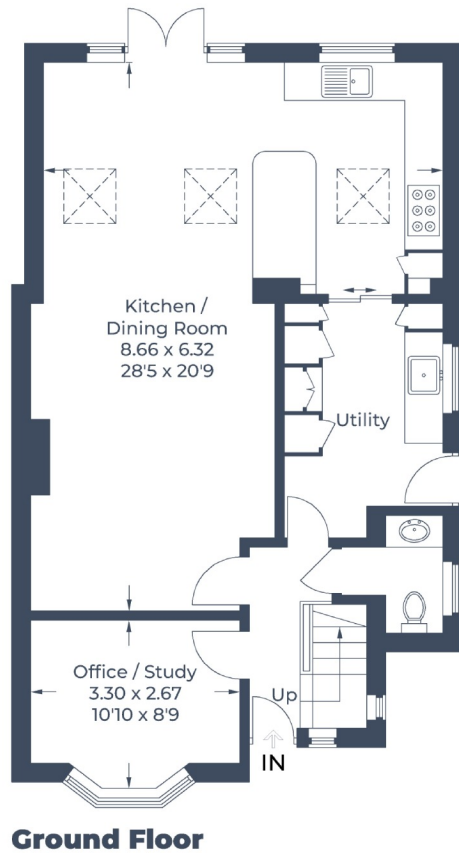


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