



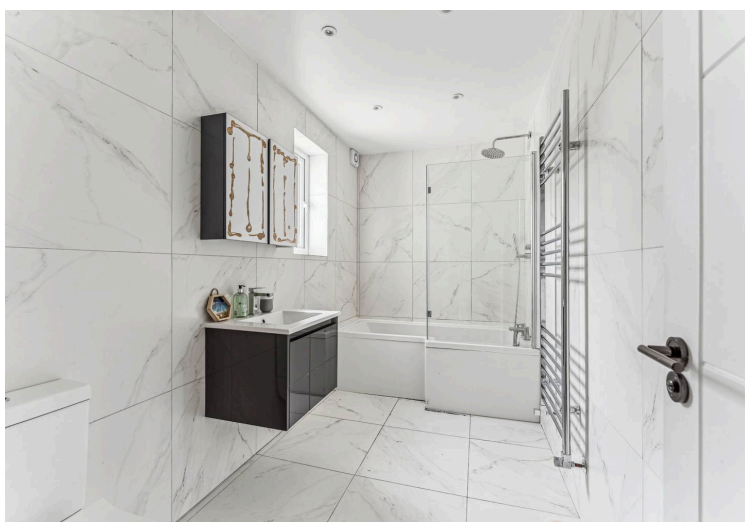
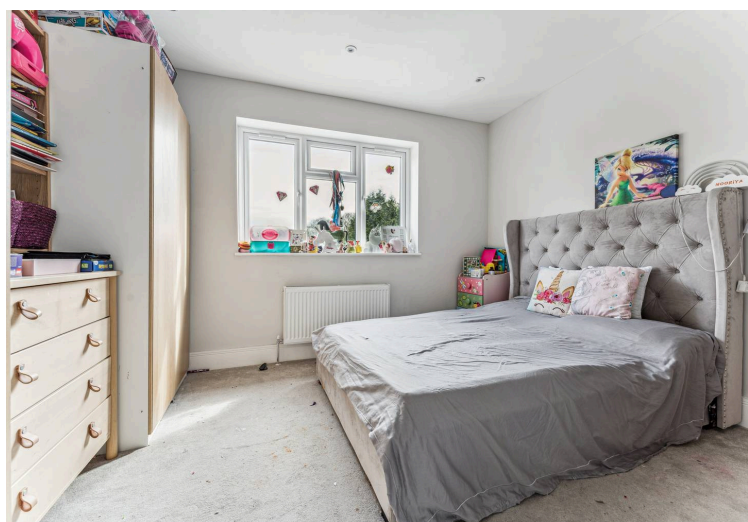
## Berry Way, Rickmansworth, WD3

£945,000 Freehold

LIVING ROOM • 28' KITCHEN/BREAKFAST ROOM AND FAMILY AREA • DOWNSTAIRS CLOAKROOM • FOUR BEDROOMS • FAMILY BATHROOM • SHOWER ROOM • SOUTHERLY FACING REAR GARDEN • GARDEN ROOM • DRIVEWAY PARKING FOR TWO CARS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS







# TREND & THOMAS

A FOUR BEDROOM SEMI DETACHED FAMILY HOME, ideally located, just a few metres away from local amenities and schools.

The entrance hall provides access to all rooms on the ground floor and a staircase to the first floor. There is a spacious living room overlooking the front of the property, which also has double doors leading to the 28' kitchen/breakfast room. The kitchen/breakfast room is modern with integrated appliances and leads to a family area overlooking the rear garden. There is also a downstairs cloakroom.

There are three bedrooms on the first floor, a modern family bathroom and staircase to the second floor. Bedroom one is on the second floor and benefits from its own shower room and dressing area.

There is a southerly facing rear garden, mostly laid to lawn with a stone paved patio area and path leading to the garden room to the back.

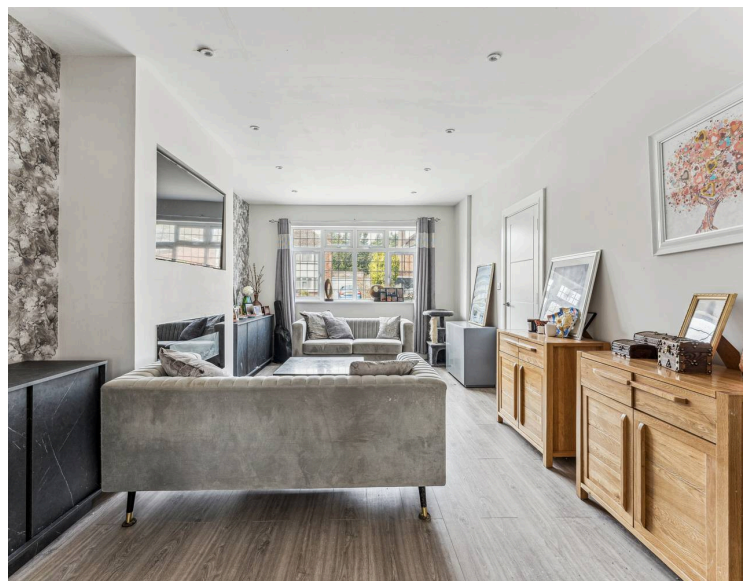
Positioned in this sought after residential area, a short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Bus routes and local shopping parades service the nearby Uxbridge Road, whilst the M25 can be easily accessed via junction 17 and 18.

Nearest Station: 1 mile – Rickmansworth Station

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approximate Gross Internal Area  
 Ground Floor = 70.9 sq m / 763 sq ft  
 First Floor = 41.6 sq m / 448 sq ft  
 Second Floor = 38.4 sq m / 413 sq ft  
 Outbuilding = 9.8 sq m / 105 sq ft  
 Total = 160.7 sq m / 1,729 sq ft



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.