



Newly converted semi-detached four bedroom home

24A Berry Way, Rickmansworth, Hertfordshire, WD3 7EY

Freehold



Hall • Sitting room • Kitchen/dining/family room • Four bedrooms • Two bath/shower rooms • Garden office • South facing rear garden • Off-street parking

Local information

Berry Way is a leafy road located in the heart of Rickmansworth, a popular commuter town approximately 18 miles northwest of Central London.

The house is extremely close to a range of local shops and services including Tesco Express (approximately 0.1 miles) and Rickmansworth town centre (approximately 0.8 miles) which provides a comprehensive range of shops and services including Marks & Spencer, Waitrose and Tesco.

Rickmansworth Station adjoins the town centre and is approximately 0.7 miles from Berry Way. It benefits from frequent Metropolitan Line services to Baker Street and the City, while the Chiltern Turbo is a fast main line service to Marylebone (approximately 23 minutes).

Road links are also superb in the area, with direct connectivity to the M25 via junctions 17 and 18. The M1, M40 and M4 are only a short distance thereafter - meaning that Heathrow Airport and Central London are approximately half an hour by car.

The area benefits from a selection of outstanding schools, including St Clement Danes School, The Hall School, St Joan of Arc and Royal Masonic School. Coach services to Haberdashers and Merchant Taylors are also available from Rickmansworth Station.

About this property

24A Berry Way is part of an excellent development that transformed a detached plot into a pair of semi-detached family homes, both of which enjoy the added attraction of a garden office. Arranged over three floors, the house offers spacious and flexible living areas.

The entry hallway has an adjoining downstairs cloakroom and an additional utility/storage cupboard and leads us to an elegant living room. This room benefits from a customised feature wall, with inset flame-effect electric heater and television. Double doors from the living room lead to a bright and airy kitchen and large open-plan family room beyond - creating a space over 50' in length - a fantastic option if entertaining.

The kitchen comprises modular units with ample storage, along with a large island and breakfast bar - a fantastic location to start and end the day. Integrated appliances include gas hob, fan oven, dishwasher and fridge/freezer and large silestone splash back. The adjoining family area is filled with natural light throughout the year, due to the large lantern light overhead and double doors leading the garden beyond. White oak style flooring runs throughout the ground floor.

On the first floor there are three bedrooms plus an ample family bathroom.





Stairs rise to the second floor where there is a useful storage area and then bedroom four and a shower room.

Outside

There is block paved parking for two cars to the front. The rear garden has a great terrace leading to lawn. At the end of the garden is a garden studio - ideal for the homemaker with internet connectivity, light, heat and power.

Directions

From Rickmansworth Station roundabout proceed along the A412 towards Mill End . At the roundabout take the third exit on to the A412 and then take the turning into Moneyhill Road. At the top of the road turn right into West Way and first left into Pheasants Way. At the crossroads turn left into Berry Way and the house can be found on the left.

Tenure

Freehold

EPC rating = C

Viewing

Strictly by appointment with Savills



Approximate Area = 147.9 sq m / 1592 sq ft
Outbuilding / Office = 9.7 sq m / 104 sq ft
Total = 157.6 sq m / 1696 sq ft
Including Limited Use Area (11.4 sq m / 123 sq ft)
For identification only. Not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	74	
	EU Directive 2002/91/EC	

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