



STEVEN ROSENTHAL

exp[®] UK

@steven.rosenthal@exp.uk.com

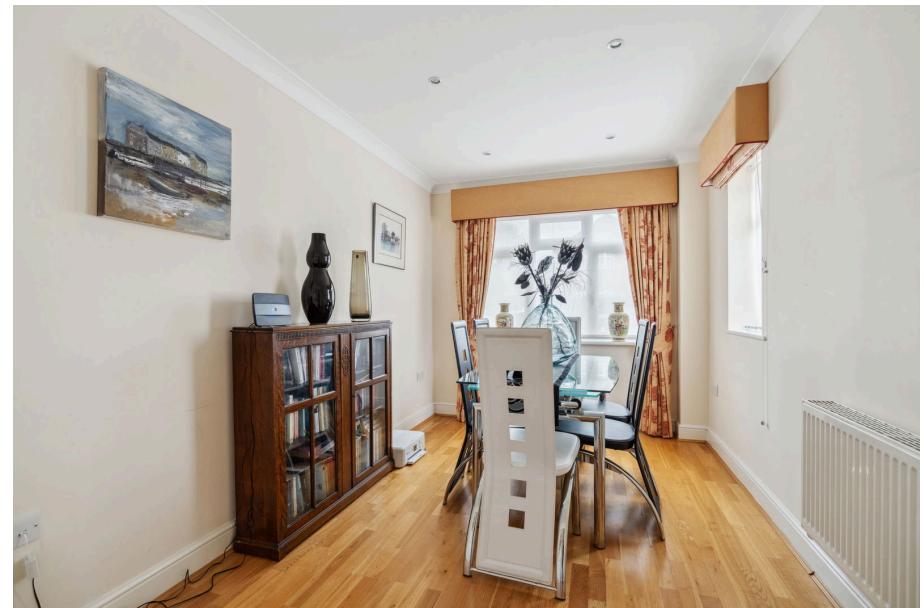
🌐.stevenrosenthal.exp.uk.com

📞 07884 131 817

16a Berry Way, Rickmansworth, Hertfordshire, WD3 7EY

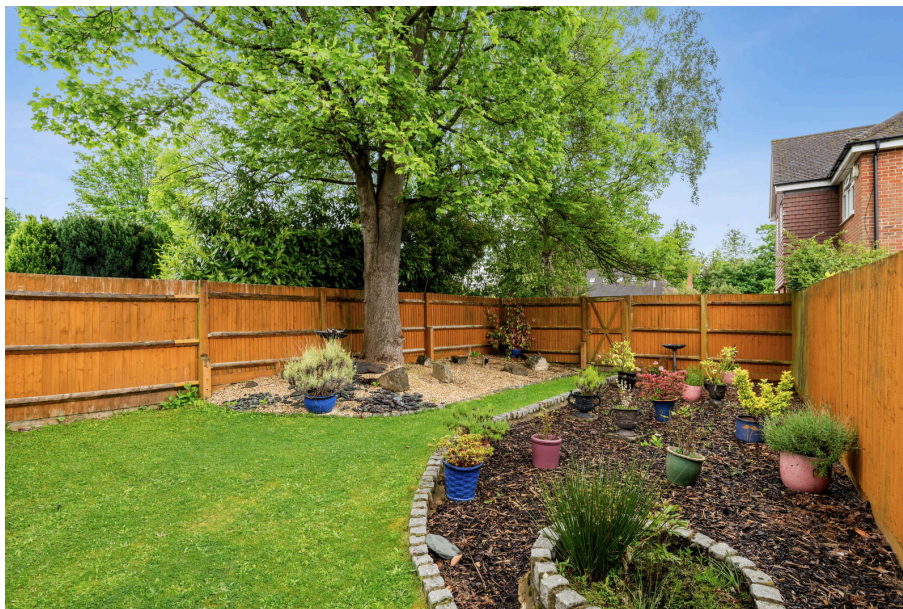
Guide Price £725,000

3 2 2



- Popular Residential Location
- Modern Three Bedroom Semi Detached House
- Two Receptions Rooms
- Spacious Kitchen / Breakfast Room
- Entrance Hall and Cloakroom
- Ensuite to Master Bedroom and Family Bathroom
- Driveway Parking and Garage
- Attractive Landscaped Garden
- Well Presented Accommodation
- Level Walk to Rickmansworth Town Centre and Station





Approximate Gross Internal Area
 Ground Floor = 57.4 sq m / 618 sq ft
 First Floor = 46.5 sq m / 500 sq ft
 Garage = 11.0 sq m / 118 sq ft
 Total = 114.9 sq m / 1,236 sq ft

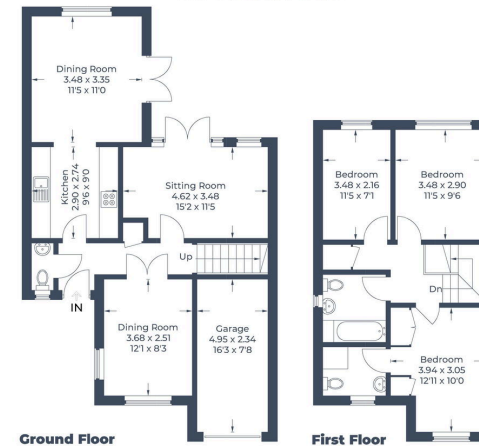


Illustration for identification purposes only.
 measurements are approximate, not to scale.
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An attractive and modern three bedroom semi detached family home situated in a highly sought after residential location in Rickmansworth. This attractive house has many highlights and provides a practical, well proportioned layout. On the ground floor there are two neatly presented receptions room, a bright kitchen / breakfast room, an entrance hall and a cloakroom. On the first floor, off the landing, are three bedrooms with an ensuite shower room to the principal bedroom and a family bathroom. Externally there is a tastefully landscaped rear garden, driveway parking and a garage. Please note there is scope to extend subject to the usual consents and an internal viewing comes highly recommended to appreciate all this property has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	