HARRY CHARLES
Property Specialists

Dimmocks Lane, Sarratt, WD3 6AP

Price £1,100,000

🛏 4 🛁 2 🛋 2 ≡ D

** EXTENDED DETACHED FAMILY HOME - STUNNING OPEN PLAN LIVING ROOM/KITCHEN WITH BI-FOLD DOORS TO REAR GARDEN - BEDROOM 4/STUDY TO GROUND FLOOR WITH EN-SUITE SHOWER ROOM - SEPARATE SITTING ROOM - UTILITY ROOM - THREE FIRST FLOOR BEDROOMS - FAMILY BATHROOM - COUNCIL TAX BAND F - PRIVATE REAR GARDEN - AMPLE OFF ROAD PARKING TO FRONT ** We are delighted to be favoured with instructions to offer For Sale this extended and greatly improved three/four bedroom detached family home situated in the sought after village of Sarratt. The property has been extended to the ground floor to provide a stunning open plan living space with bi-fold doors leading to the rear garden. In addition the ground floor comprises an entrance hall, separate sitting room, bedroom 4/study, en-suite shower room and utility room. To the first floor are three bedrooms and the family bathroom. Externally there is a garden with summerhouse to the rear and an ample driveway to the front providing off road parking for several vehicles. The property is sure to attract considerable interest, so please contact us without delay to arrange an early internal viewing.

- Extended Detached Family Home
- Stunning Extended Open Plan Living Room
- 3/4 Bedrooms
- Versatile Accommodation
- Downstairs Shower Room & Utility Room
- Sitting Room To Front
- Living Room With Bi-Folds Opening To Garden
- Council Tax Band F
- Ample Off Road Parking
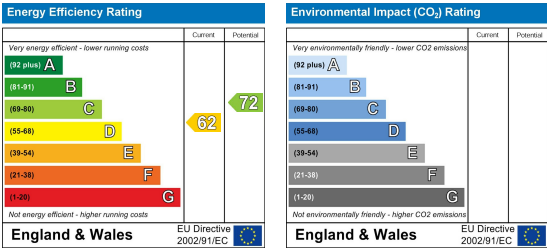- Sought After Sarratt Location

Floor Plan

GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.

UTILITY ROOM
8'6" x 7'9"
2.58m x 2.35m

KITCHEN/DINER
24'5" x 21'0"
7.44m x 6.40m

SHOWER ROOM
7'9" x 5'4"
2.35m x 1.62m

OFFICE
11'11" x 7'9"
3.63m x 2.35m

RECEPTION ROOM
16'0" x 9'9"
4.87m x 2.97m

HALLWAY

UP

BEDROOM 1
13'1" x 11'8"
4.00m x 3.56m

BATHROOM

LANDING

DOWN

BEDROOM 2
13'9" x 8'8"
4.20m x 2.63m

BEDROOM 3
11'3" x 7'2"
3.43m x 2.19m

TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Area Map

THE GREEN · BUCKS HILL · Sarratt · MICKLEFIELD GREEN

Google   Map data ©2025 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC