

Dimmocks Lane, Sarratt, Hertfordshire, WD3 6AP



£1,250,000 Freehold
3 Bedroom Detached House

Trend & Thomas are delighted to bring to the market this beautiful DETACHED FAMILY HOME situated on just shy of an acre.

- MODERN FITTED KITCHEN/BREAKFAST ROOM
- FAMILY/LIVING AREA
- TWO DOUBLE BEDROOMS
- DRESSING ROOM / BEDROOM THREE
- FAMILY BATHROOM
- GARAGE
- BEAUTIFULLY MAINTAINED LARGE GARDEN
- DRIVEWAY TO FRONT

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This stunning three-bedroom detached home is in very good order throughout and is located in the popular village location of Sarratt and within a short distance to the Village Green. The property benefits from a gated driveway with parking for multiple vehicles.

The property itself comprises of a large open plan kitchen/family room to the rear of the property with direct access to and stunning views of the large rear garden. The master bedroom currently benefits from its own dressing room which could be adapted to a third bedroom, if required. The family bathroom has the added convenience of a separate walk-in shower cubicle.

To the front of the property is a large driveway providing ample parking and to the rear a large garden which is mainly laid to lawn and has a good size patio area for seating.

The property is positioned near The Green in the centre of the village. There is excellent schooling nearby and bus routes pass the door. Leisure facilities to include equestrian pursuits are readily available. The M25 is reached via a drive to Junction 18. Sarratt Green is a Conservation Area and the village offers a general store/post office and several charming country pubs. The nearby Chess Valley has many walks and is an area of outstanding natural beauty. Nearby Chorleywood gives access to London via the Metropolitan/Chiltern Line Station and has amenities for most day-to-day needs.

- Local Authority: Three Rivers District Council
- Council Tax: Band G Approx. £3676.91 (2024-2025)
- Approx. Floor Area: 1195.9 Sq ft / 111.1 Sqm
- Nearest Station: 2.9 miles Chorleywood Station – Metropolitan/Chiltern Line

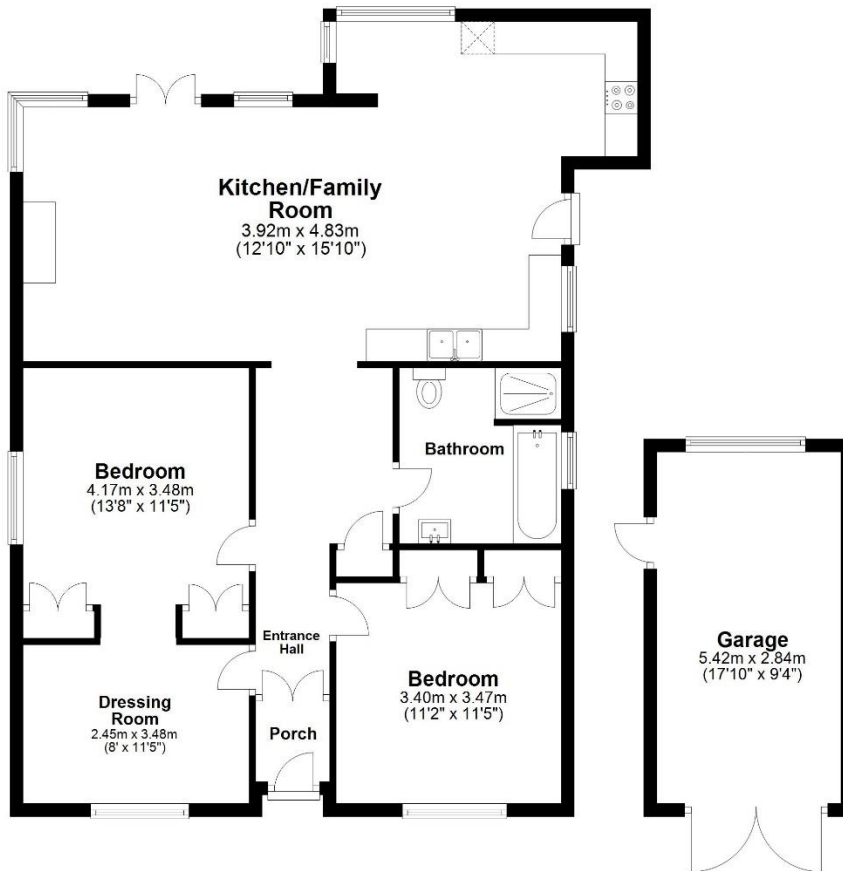


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Floor Plan

Approx. 111.1 sq. metres (1195.9 sq. feet)



Total area: approx. 111.1 sq. metres (1195.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

