



## Dimmocks Lane, Sarratt, WD3

£1,150,000 Freehold

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

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









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

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## 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.



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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.