



Wheatsheaf Cottages, The Green, Sarratt

Guide Price £670,000

proffitt
& holt





Wheatsheaf Cottages, The Green

Sarratt

Proffitt and Holt are delighted to bring this charming 3-bedroom semi-detached house, with character and an excellent position within the popular village of Sarratt to the market.

The property is situated off The Green offering convenience to the local shop, pubs and restaurants. The property is being marketed with no upper chain for prospective buyers – probate granted April 2025.

The interior comprises lounge with dining area, kitchen, three spacious bedrooms, a basement for additional storage space, a downstairs guest WC for practicality, and a spacious upstairs shower room.

An entrance porch leads to the lounge which has a lift that accesses the first floor into the second bedroom, as well as a returning staircase to the first floor. There is access to the basement area from the lounge. The kitchen is fully fitted with a good selection of storage and space for a dining table, whilst a door leads from the kitchen to the garage and utility area, which houses space for washing machine and tumble dryer. A separate side door takes you out to the garden. Upstairs consists of three bedrooms, the shower room and access to the loft.

The low maintenance garden offers an easy outdoor space to enjoy with direct access to the Village Green.

The front garden and driveway lead around the side of the property to the rear garden, which has a lawn, mature shrubs and patio area for socialising. The garage has an automated 'up and over' door. The driveway and passageways surrounding the property comprise block stone paving and offer off-road parking for one vehicle.





Wheatsheaf Cottages

The Green, Sarratt

Sarratt is a much sought-after village in south west Hertfordshire set within some of the most picturesque countryside in the county. It boasts a reputable JMI school, many active sports and social groups, three popular pubs and a local shop and post office. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within six and seven miles drive respectively. For the commuter, Chorleywood mainline station provides a service into London, (Marylebone approximately 30 minutes), and Junction 18 of the M25 is approximately a distance of two miles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Character Property
- 3 Bedrooms
- Popular Village Location
- Garage and Driveway Parking
- No Upper Chain - Probate Granted April 2025
- Basement
- Downstairs Guest WC





General Information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*

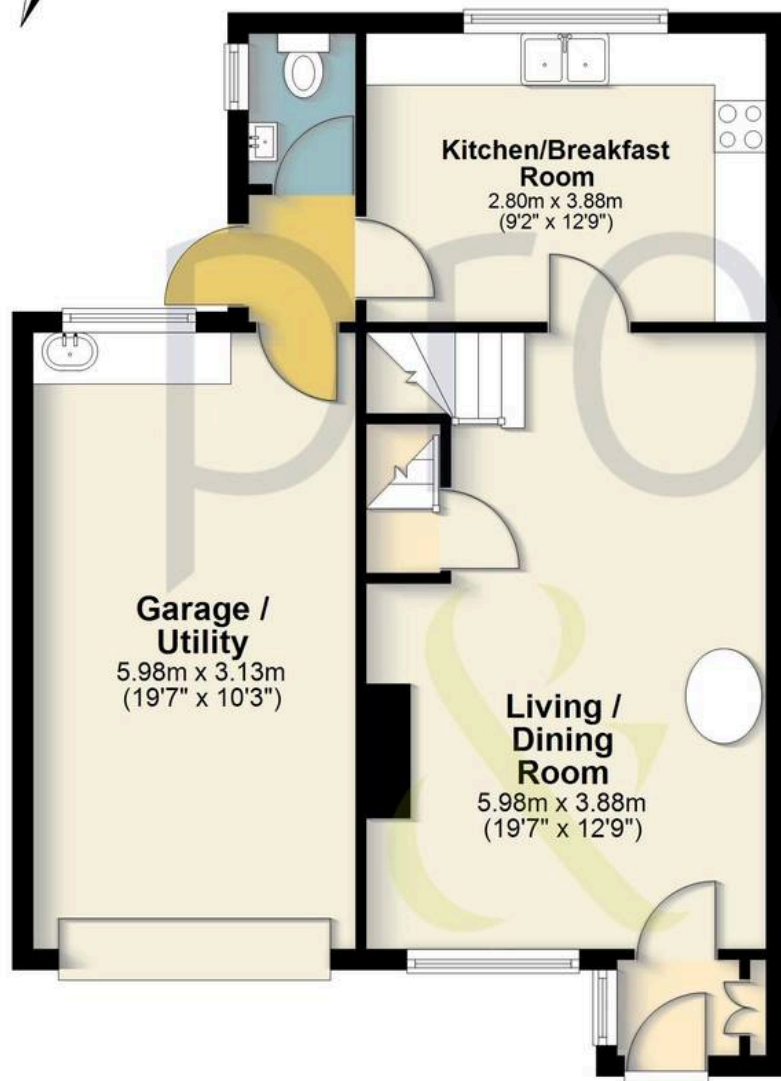






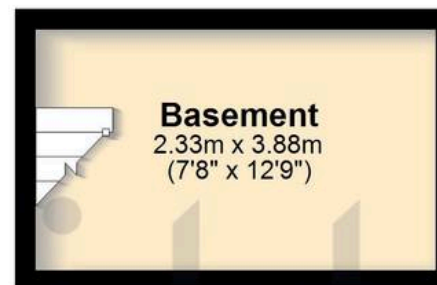
Ground Floor

Approx. 58.6 sq. metres (630.4 sq. feet)



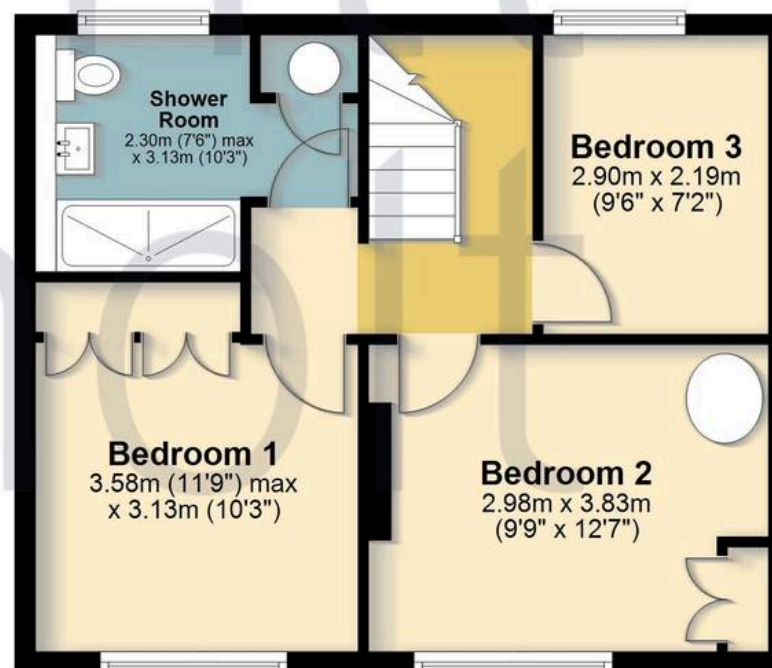
Basement

Approx. 9.0 sq. metres (97.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 110.2 sq. metres (1185.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





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