



Dimmocks Lane, Sarratt

In Excess of £1,000,000

proffitt
& holt





Dimmocks Lane

Sarratt, Rickmansworth

Proffitt and Holt are delighted to offer to the market this three bedroom detached bungalow located in the highly sought after village of Sarratt, offering a wealth of potential to extend/improve (stpp) and brought to the market with NO UPPER CHAIN.

The internal accommodation comprises entrance hall, living/dining room, separate dining room, downstairs wc, kitchen, utility room, two well proportioned ground floor bedrooms and a separate family bathroom. There is also a further bedroom to the first floor.

Externally the property excels with ample parking to the front on the driveway for multiple vehicles, a single garage.

The mature rear garden is a real 'must see' and is generous in size and boasts well-manicured lawns with established borders and a paved patio seating area ideal for entertaining.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





Dimmocks Lane

Sarratt, Rickmansworth

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached
- Three Bedrooms
- Sarratt
- NO UPPER CHAIN
- Garage
- Beautiful Garden





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/>











TINKERS, WD3

APPROX. GROSS INTERNAL FLOOR AREA 1586 SQ FT / 147.32 SQ M. INC. GARAGE

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