



The Briars, Sarratt

Guide Price £1,650,000

proffitt
& holt





The Briars

Sarratt, Rickmansworth

Proffitt and Holt are delighted to offer to the market this rarely available five bedroom detached family residence located in one of the most sought after and exclusive roads in Sarratt.

The property is brought to the market with NO UPPER CHAIN and offers a wealth of potential to improve/extend (stpp) and sits on a generous plot boasting well manicured and established grounds whilst also boasting an outdoor swimming pool.

Internally the property comprises entrance hallway, downstairs wc, a formal dining room, a generous kitchen/breakfast room (complete with pantry and utility room) and two further sizeable and generous reception rooms (living room with doors out).

To the first floor there are five well proportioned bedrooms and three bathrooms (one being an en-suite to the master bedroom).

Externally the property excels with ample parking available to the front as well as a detached double garage. To the rear, the grounds are both generous in size and well established and very mature, with an expansive lawn area, an outdoor swimming pool (enclosed with a feature wall) and complete with its own pool house. The garden is a real 'must see' and an ideal entertaining space.

With accommodation spanning well in excess of 3000sq ft, this expansive family home offers an abundance of both versatile and flexible living space.

We highly recommend an internal inspection to fully appreciate what this unique and exclusive family home has to offer.

Please contact leading local agents Proffitt and Holt.





The Briars

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: C

EPC Environmental Impact Rating:

- Five Bedrooms
- Detached Family Home
- Sought After Location in Sarratt
- Double Garage
- Swimming Pool
- Stunning Grounds
- NO UPPER CHAIN
- Excellent Potential (stpp)
- Quiet and Exclusive Location





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/>











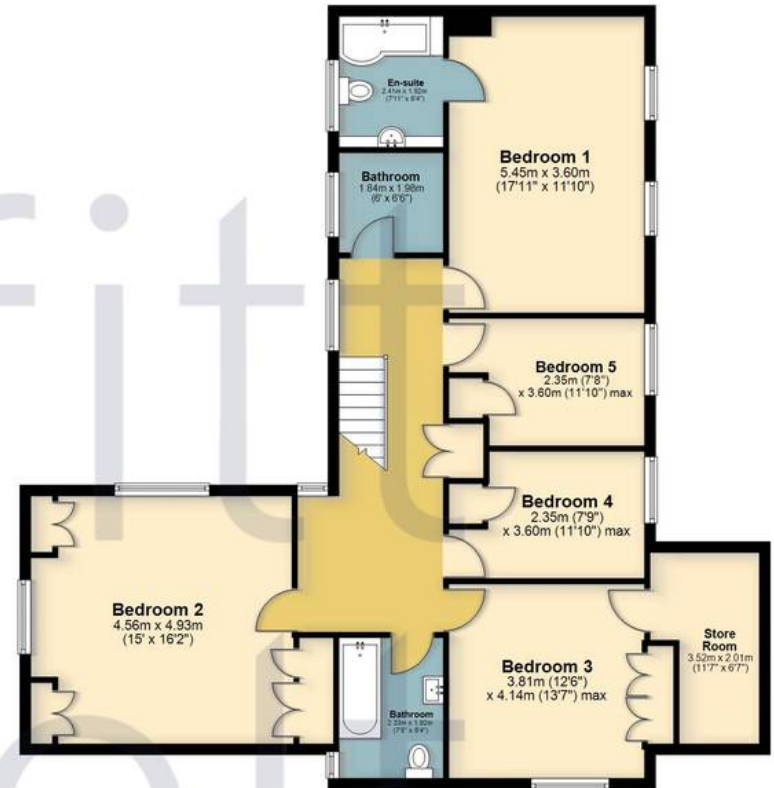
Ground Floor

Approx. 184.8 sq. metres (1989.2 sq. feet)



First Floor

Approx. 112.7 sq. metres (1213.2 sq. feet)



Total area: approx. 297.5 sq. metres (3202.4 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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





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