



Church Lane, Sarratt, Rickmansworth, WD3 6HL

Offers in excess of £550,000



The property

A must-see property perfect for families or first-time buyers, located in the highly desirable village of Sarratt.

This charming home is filled with natural light, offering a warm and cosy ambiance. The ground floor features a modern kitchen with sleek units and fully integrated appliances, alongside a spacious and homely lounge. The fully tiled family bathroom is conveniently located downstairs off the rear hall.

Upstairs, the principle bedroom is a bright retreat, featuring dual aspect windows with views of the well-maintained garden and countryside to the rear. The two additional bedrooms are also generously sized, enjoying beautiful views and abundant natural light.

The property includes a lovely, established garden and driveway parking to the front with side access.

Experience an exceptional lifestyle with country walks and surreal views right on your doorstep. Sarratt Primary School is within walking distance, and St Clement Danes Secondary School, which is rated Outstanding by Ofsted, is just a short drive away.

****Please note that this property is currently held under a shared-ownership scheme but is now available for purchase as a full freehold at market value. As such, a staircasing process will be required to complete the purchase - ask agent for further details.***



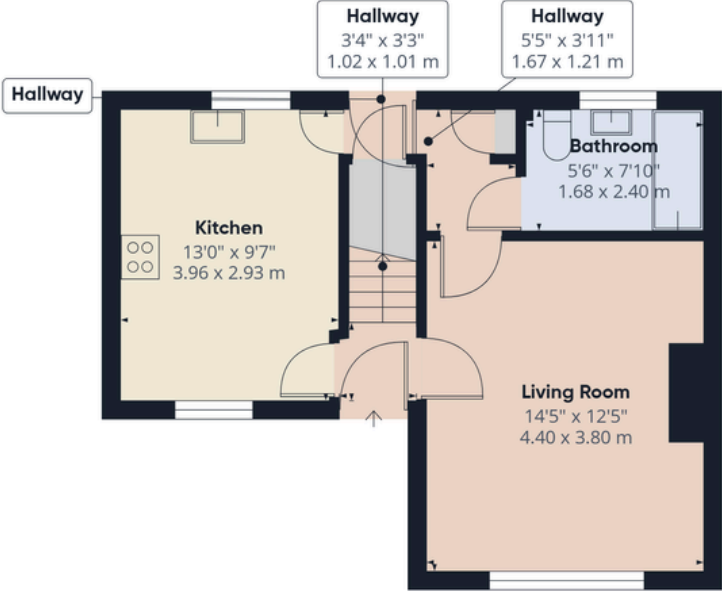


Key Features

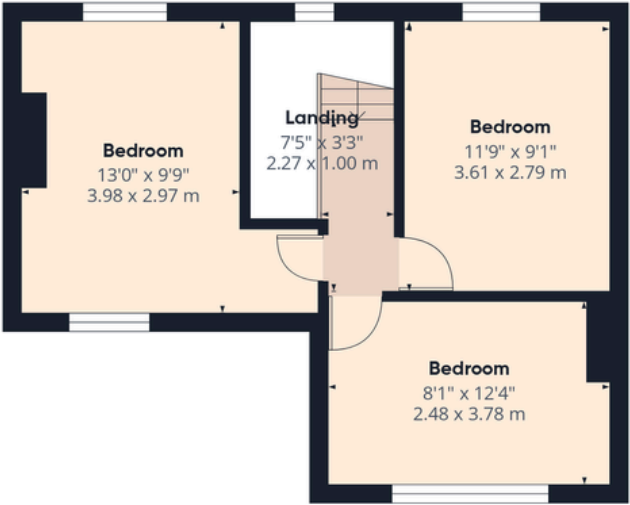
- Three bedrooms
- Semi-detached home
- Well-presented throughout
- Countryside walks on your doorstep
- Driveway parking with side access to the rear
- Ideal for first time buyers
- Sarratt Primary School is within walking distance
- St Clement Danes Secondary School is just a short drive away



Floorplan



Floor 0



Floor 1

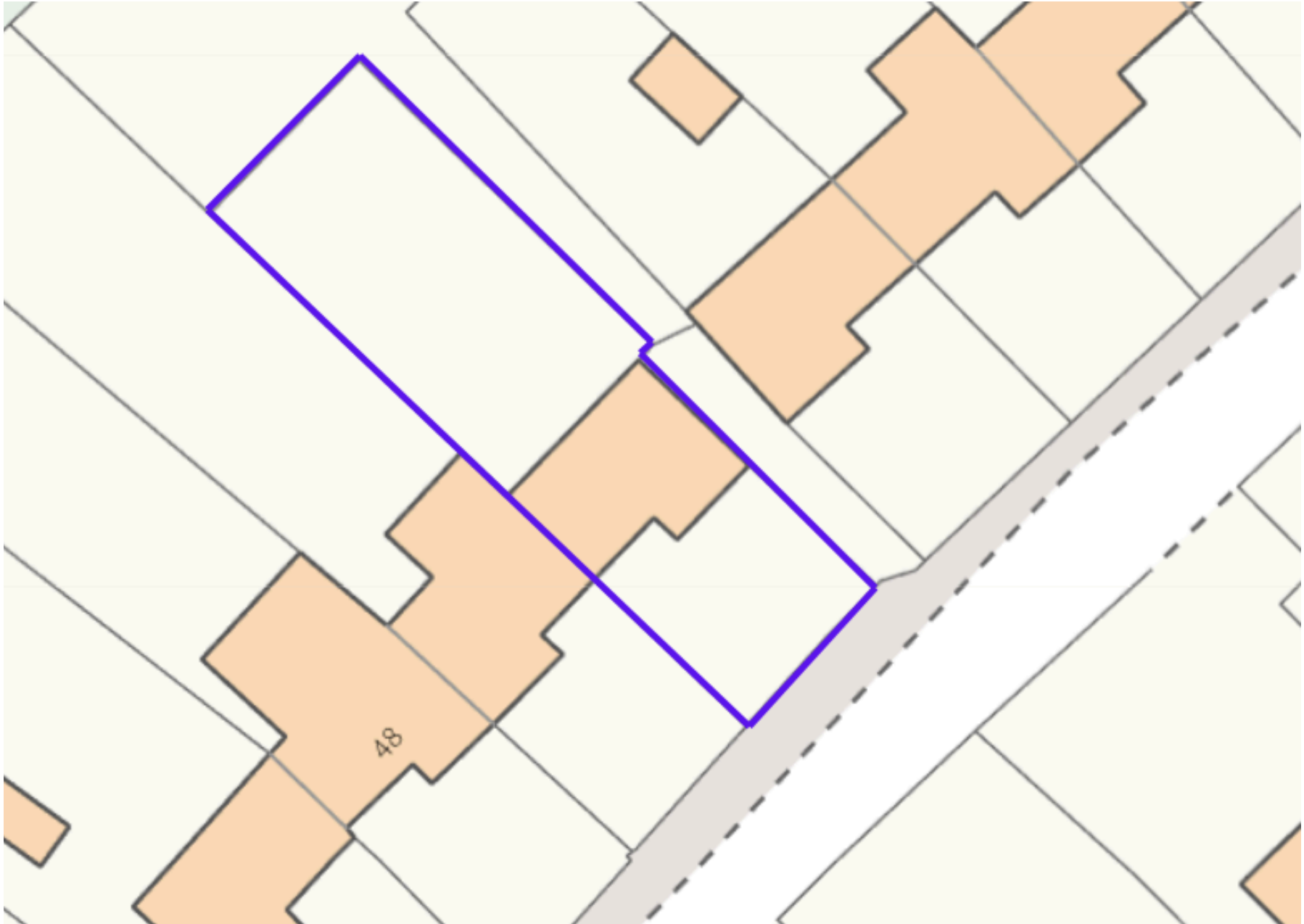


Approximate total area⁽¹⁾
781 ft²
72.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Boundary







Area Information

Sarratt village is loved by its residents for its stunning landscape and fantastic walks including 30 miles of footpaths, cycling routes and horse-riding trails. There is a huge variety of walking routes in and around Sarratt with its ample open green space.

Sarratt has local amenities and shops and is just a 10 minute drive from both Chorleywood and Croxley Green which both provide further options. There are some great pubs, including The Boot which offers indoor & outdoor dining and is very popular locally. Prime Steak & Grill is conveniently located just down the road in Chandlers Cross and is highly recommended by many.

Sarratt benefits from a Community Shop, Post Office, Primary School, Church, Doctors and various welcoming Public houses. Sarratt Ducklings Pre-School and Sarratt C of E Primary are popular choices for young children.

- 4.1 miles to Rickmansworth Station
- 4.7 miles to Rickmansworth High Street
- Nearest Motorway: 2.4 miles to M25

Local Authority: Three Rivers District Council
Council Tax: E
Approximate floor area: 781 sq ft
Tenure: Freehold

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors, Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



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

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