



Alexandra Road, Sarratt
£1,050,000

proffitt
& holt





Alexandra Road

Sarratt, Rickmansworth

Proffitt and Holt are delighted to introduce this beautifully extended and refurbished four-bedroom link detached home, perfectly positioned in a quiet cul-de-sac in the heart of Sarratt Village. Having been meticulously extended, remodelled and refurbished throughout by the current owners, the accommodation itself is spacious and thoughtfully designed, offering a high specification finish that is sure to impress.

Upon entering, you are greeted by a welcoming central hallway that flows seamlessly into all ground floor rooms. The heart of the home is the expansive open plan kitchen and living area, creating a wonderful space for both entertaining and every-day family life. Skylights and bi-fold doors flood the room with natural light and provide a seamless connection to the garden. The kitchen itself is fitted in a classic shaker design and boasts a range of quality appliances, sleek Dekton worktops and a large contrasting island. The adjacent utility room provides additional convenience, and there is a downstairs shower room for guests. Those working from home will appreciate the dedicated study, offering a quiet and practical workspace, as well as a second reception room that provides a calm and relaxing space. Upstairs, you will find four generously sized bedrooms, two of which benefit from luxurious en-suite facilities, providing privacy and comfort for family members or guests. Each room is tastefully decorated with modern finishes and three of the rooms have fitted wardrobes. Externally, the rear garden has been thoughtfully landscaped and offers a large patio area that flows straight out from the house, providing ample space for al-fresco dining, as well as a low maintenance artificial lawn that leads on to a particularly high spec garden studio. The property also includes two garages to the rear and a private driveway, offering ample parking and storage solutions, whilst further benefitting from solar panels, battery solution and three phase power for fast electric car charging.

Viewing is highly recommended to fully appreciate the quality and versatility of this exceptional family home in a sought-after village location.





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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. Chorleywood train station is serviced by the Metropolitan Line and Chiltern Railways, both into London, (Marylebone approximately 30 minutes). Junction 18 of the M25 is approximately a distance of two miles.

- Link Detached Home
- Quiet Road In The Heart Of Sarratt Village
- Extended And Refurbished To A High Spec Throughout
- Open Plan Kitchen/Living
- Landscaped Rear Garden With Garden Studio
- Driveway Plus 2 Garages
- Air-Conditioning Throughout
- Utility Room, Study, Downstairs Shower Room
- 4 Bedrooms, 2 En-Suites
- Tastefully Decorated Throughout





General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: C

Council Tax Band: E

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

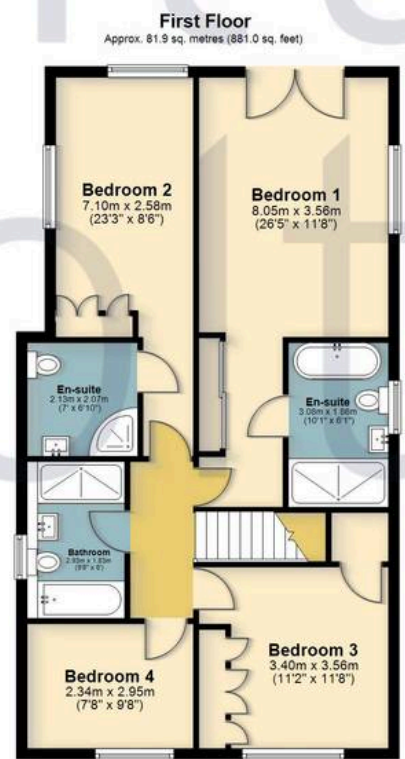
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 247.2 sq. metres (2661.2 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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