



**WELL-PRESENTED THREE/FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME IN THE SOUGHT VILLAGE OF SARRATT**

Dimmocks Lane, Sarratt, Hertfordshire, WD3 6AP

**ROBSONS**

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**RECEPTION ROOM •  
KITCHEN/DINING/LIVING ROOM • UTILITY  
ROOM • OFFICE/BEDROOM FOUR • GROUND  
FLOOR SHOWER ROOM • THREE BEDROOMS  
• FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN • DRIVEWAY WITH OFF-STREET  
PARKING • SCOPE TO EXTEND (STPP)**

### Description

This well-presented three/four bedroom, two bathroom detached family home is ideally situated in the highly sought-after village of Sarratt with scope to extend (STPP), offering an excellent combination of comfort, space, and practicality, perfect for modern family living.

The property boasts a bright and spacious reception room, perfect for both relaxing and entertaining. It features a well-appointed open-plan kitchen/dining/living area, complete with ample storage, generous workspace, a large kitchen island with breakfast bar, and bi-fold doors that bring in natural light. The ground floor also includes a utility room and a versatile office or fourth bedroom with convenient access to a shower room .





There are three bedrooms, providing flexible accommodation for families, guests, or home working, complemented by a family bathroom with under-sink storage.

This lovely home boasts an attractive and garden with a patio area, perfect for outdoor dining. The property also benefits from off-street parking, adding convenience and ease for homeowners and visitors alike.

Situated within a sought-after residential area, the home is well-positioned for local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and commuters.

### **Location**

Sarratt is a charming and sought after Hertfordshire village with a number of amenities that include The Cricketers and The Boot Public Houses that enjoy access to Sarratt Green. Schooling in the area includes York House, Royal Masonic, Dr Challoner's Grammar School and St Clement Danes School.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

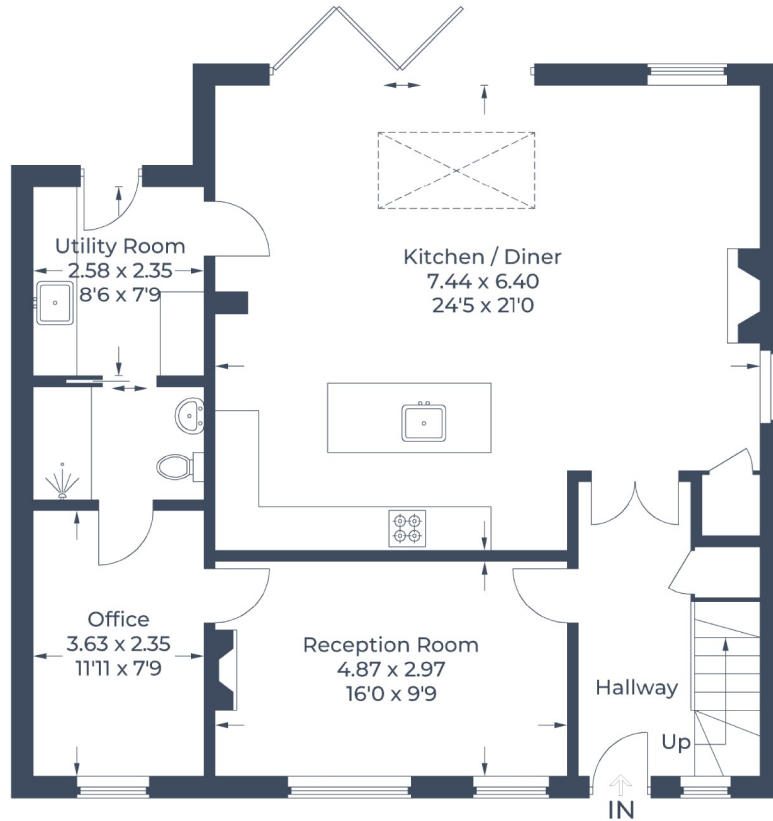
Council Tax Band: F

Energy Efficiency Rating: D

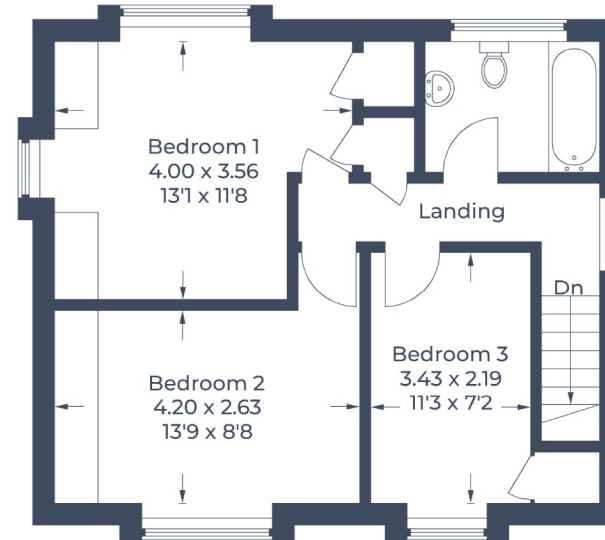
For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 285525.



Approximate Gross Internal Area  
Ground Floor = 87.6 sq m / 943 sq ft  
First Floor = 47.6 sq m / 513 sq ft  
Total = 135.3 sq m / 1,456 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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