

Mulburries



Downer Drive Sarratt, Rickmansworth, WD3 6BD

Offers in excess of £300,000



**Downer Drive, Sarratt,
Rickmansworth, WD3 6BD**

- SPACIOUS FIRST FLOOR FLAT
- THREE BEDROOMS
- SOUGHT AFTER SARRATT LOCATION
- PRIVATE GARDEN
- GREEN SURROUNDINGS
- LEASE EXTENDED PRIOR TO COMPLETION
- OUTDOOR STORAGE
- NEW BATHROOM
- AMPLE COMMUNAL PARKING



Nestled in the scenic village of Sarratt, this first floor flat presents a superb opportunity for those seeking spacious living in a tranquil Hertfordshire setting. Comprising an impressive 834 sq ft, the property features a generous double bedroom, a further single bedroom, and a tidy, homely interior complemented by a recently renovated bathroom, designed with comfort and relaxation in mind.

This well-presented residence benefits from a host of practical features, including an extended lease to be completed prior to sale, alongside a low service



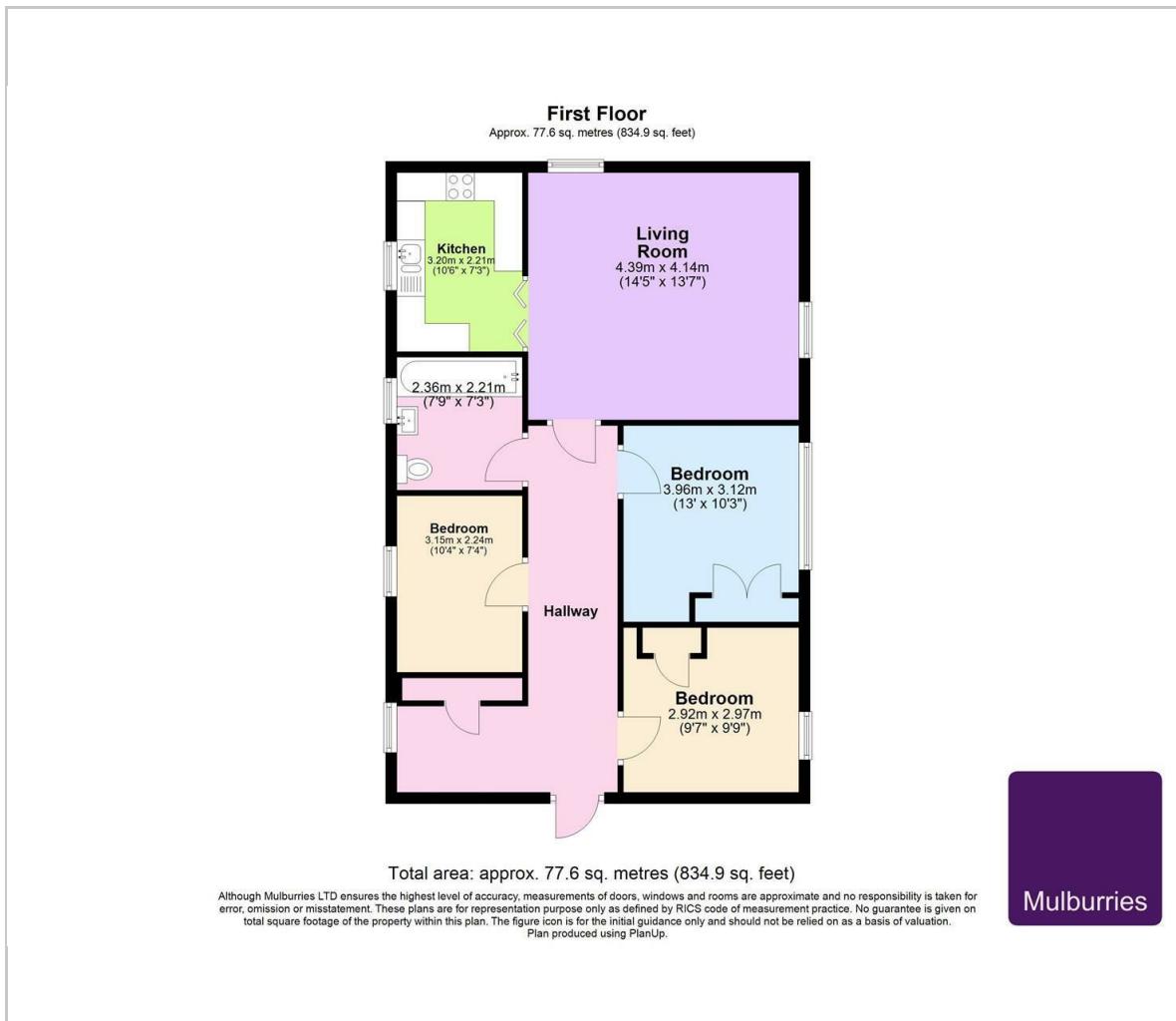
charge and ground rent—making it not only desirable but cost-effective. The living spaces are thoughtfully arranged, enhancing their airy atmosphere and making them ideal for both entertaining and everyday living.

Outside, residents can enjoy their own private garden as well as access to additional communal gardens, perfect for morning coffees or summer evenings outdoors. An additional outdoor storage shed provides convenient extra space, ideal for gardening equipment or bicycles.

Sarratt offers an idyllic location for residents, rich in village charm and set amidst picturesque countryside. Positioned just four miles north of Rickmansworth, the property enjoys the benefit of nearby amenities whilst remaining in a peaceful semi-rural landscape. Excellent transport links and easy access to local eateries, friendly pubs, and historic walking trails make daily life both convenient and refreshing.

This delightful flat presents a fantastic opportunity to embrace village life in the heart of Hertfordshire. Early viewing is highly recommended—contact us today to arrange a visit to experience its charm first-hand.

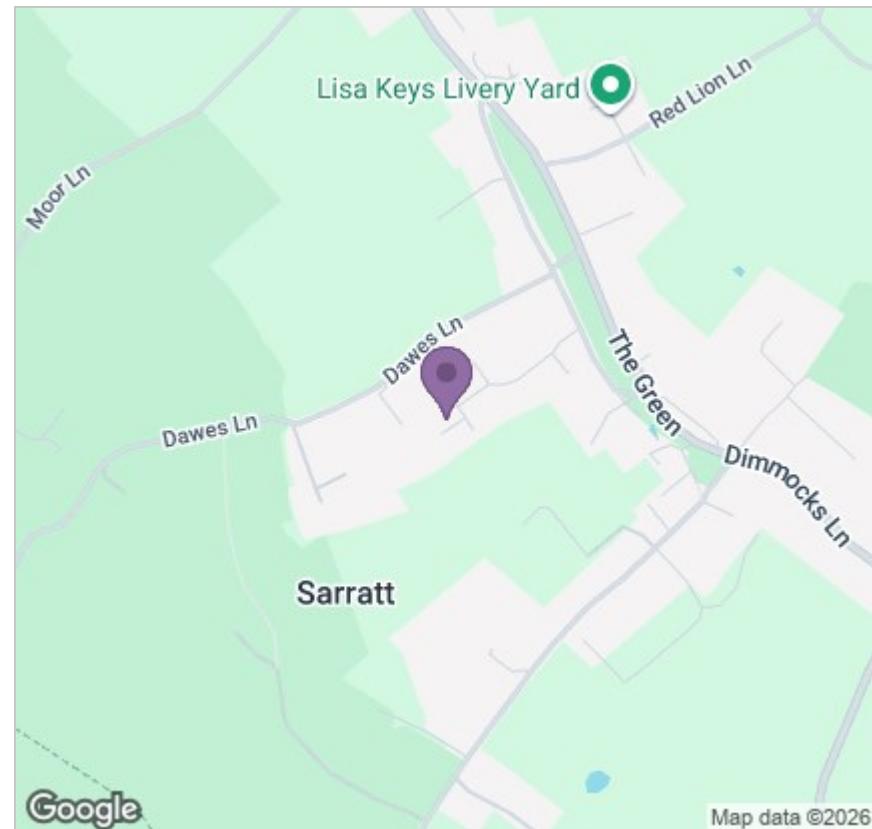
Floor Plan



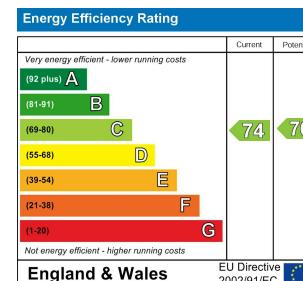
Viewing

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.