



Church Lane, Sarratt  
Guide Price £900,000

proffitt  
& holt





## Church Lane

Sarratt

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom detached family home in need of modernisation and offered to the market with **NO UPPER CHAIN**.

The property is situated in the highly sought after village of Sarratt and is conveniently placed for easy access into the neighbouring villages of Chipperfield and Kings Langley as well as a host of nearby transport links, local amenities and highly regarded local schooling.

Internally, the property briefly comprises entrance porch, entrance hall, living/dining room, kitchen, utility room, a downstairs shower room and separate garden room to the ground floor. To the first floor there are three well proportioned bedrooms, family bathroom and a separate WC.

Externally, the property excels with ample driveway parking available to the front, a garage and a generous, well established and mature garden to the rear.

The property also offers a wealth of potential to extend/improve (STPP).

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





## Church Lane

### Sarratt

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.

Tenure: Freehold

Council Tax Band: F

EPC – Energy Efficiency Rating: F

- Three Bedrooms
- Detached
- No Upper Chain
- Excellent Potential
- Mature and Generous Gardens
- Garage and Driveway Parking
- Sarratt
- Sought After Location





**For broadband and mobile speeds see:**

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

## 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.

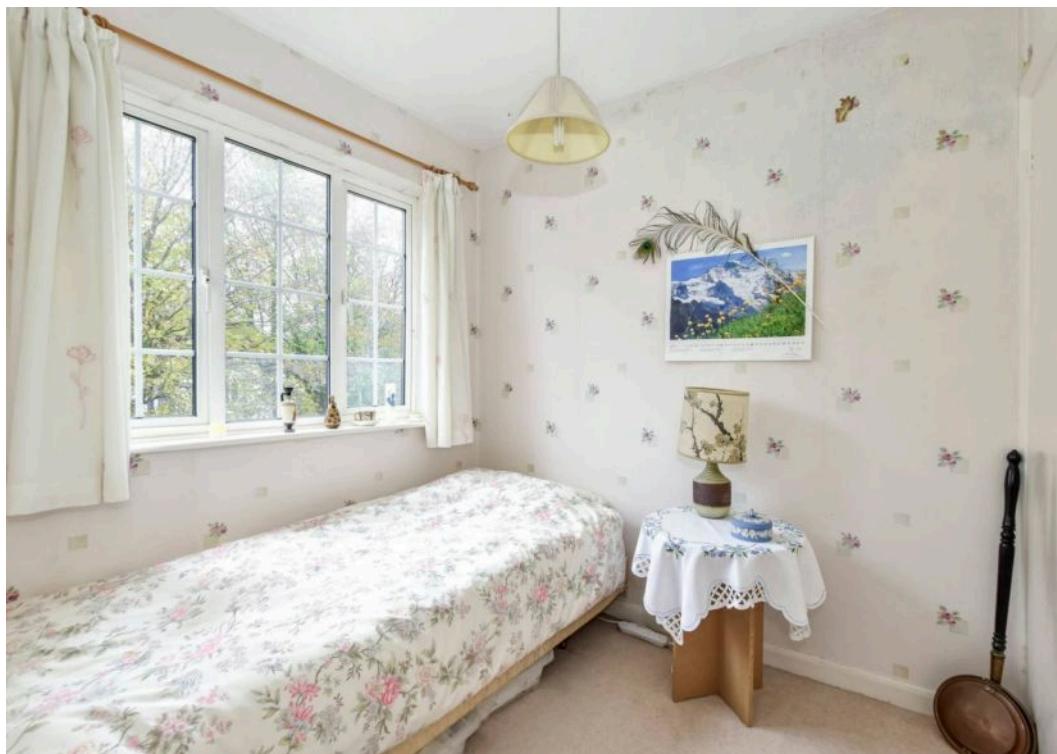
### Fixtures and Fittings

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









## Ground Floor

Approx. 80.8 sq. metres (869.9 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 120.7 sq. metres (1298.9 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.





## Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strangleys@proffitt-holt.co.uk](mailto:strangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

