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FOR SALE

Church Lane, Sarratt  
£899,950

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## Church Lane

Sarratt, Rickmansworth

An impressive four-bedroom semi-detached home, perfectly situated in the highly sought after village of Sarratt and within close proximity to well respected local schooling. The accommodation itself is spacious and thoughtfully arranged, offering a fantastic opportunity for families and multi-generational living.

Upon entering, you are welcomed by an entrance hall that boasts a coat cupboard, as well as separate toilet and shower room. From here, you're led seamlessly into an expansive open-plan living space, ideal for both relaxing and entertaining. The modern layout allows for a natural flow between the living, dining, and kitchen areas, creating a bright and airy feel throughout the ground floor. A separate study or annexe provides the perfect solution for those seeking a dedicated work-from-home space or flexible guest accommodation. Upstairs, you will find three well-proportioned bedrooms, each offering ample space for family members or visitors, and all benefitting from plenty of natural light, whilst being serviced by a refitted family bathroom, featuring top of the range walk in shower.

The home is set on a large south-facing plot, presenting significant potential to extend further, with planning permission granted for a double storey side extension, allowing buyers to truly make the space their own as their needs evolve. A large driveway provides generous off-street parking for multiple vehicles, ensuring convenience for families and visitors alike.

This property combines the peace and charm of village living with modern comforts and flexible accommodation, making it a rare find in this desirable location. Viewing is highly recommended to fully appreciate the scale, potential, and welcoming atmosphere this home has to offer.





## Church Lane

Sarratt, Rickmansworth

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. For the rail commuter, 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.

- Large South-Facing Plot
- Planning Permission Granted For A Double Storey Side Extension (Four Additional Rooms)
- Highly Sought After Village Of Sarratt
- Close To Well Respected Schooling
- Large Open-Plan Living Spaces
- Separate Study/Annex
- Large Driveway
- Downstairs Shower Room





## General Information

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

## Services

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

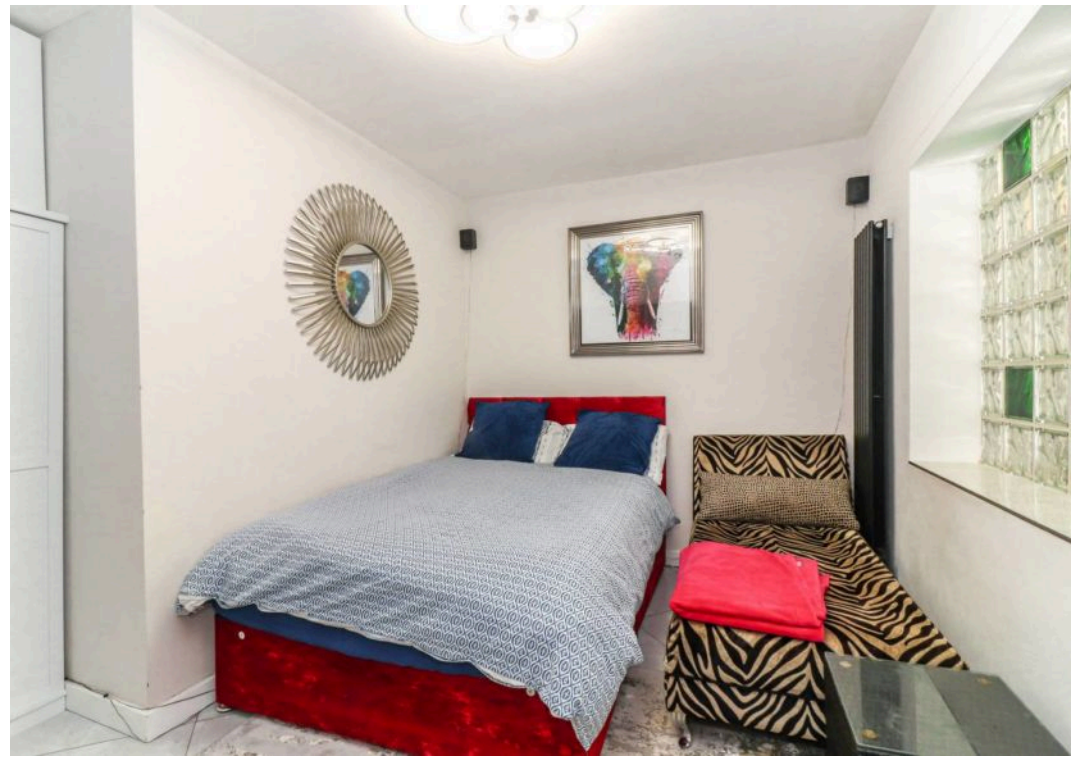
For broadband and mobile speeds see:

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

## Fixtures and Fittings

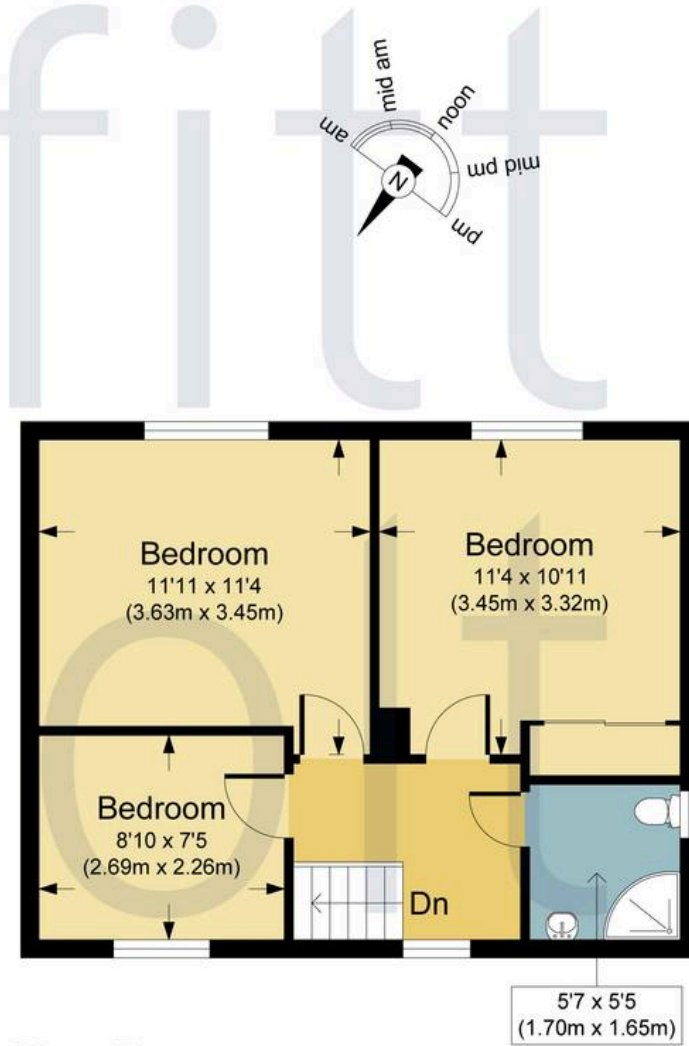
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

## CHURCH LANE, WD3

APPROX. GROSS INTERNAL FLOOR AREA 1396.07 SQ FT / 129.70 SQ M. INC. ANNEXE

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