



Downer Drive, Sarratt, Rickmansworth, WD3 6BD

Guide Price £315,000 Leasehold



The property

Tucked away in the highly desirable village of Sarratt, this well-presented two-bedroom ground floor apartment offers bright, spacious accommodation and the rare benefit of a beautifully maintained private garden.

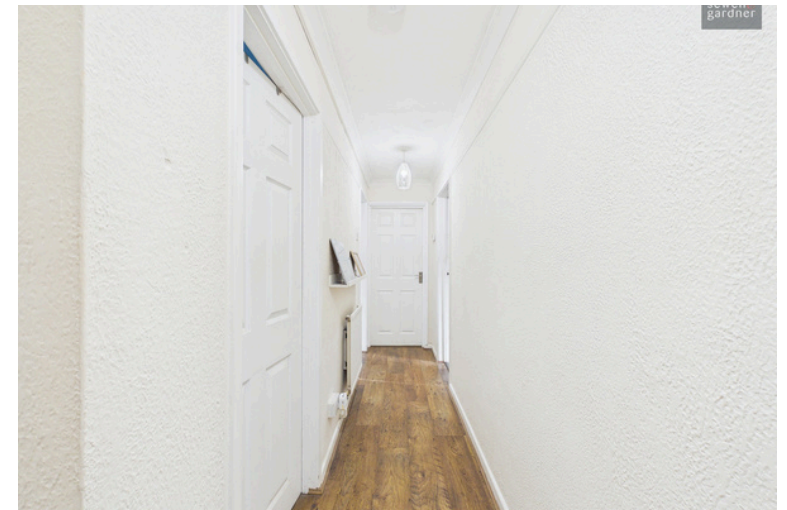
Upon entering the property you are welcomed by a bright and airy hallway. The principal bedroom is generously proportioned and enjoys a pleasant outlook over the stunning private garden, creating a peaceful retreat. The second bedroom is ideal as a guest room or home office and benefits from views over the front of the property with an abundance of natural light.

Further along the hallway you will find the spacious living room, a fantastic area for both relaxing and entertaining, featuring double doors that open directly onto the garden. The living room also connects seamlessly to the well-maintained kitchen, providing a practical and sociable layout.

The accommodation is completed by a stylish, fully tiled shower room finished to a high standard.

Externally, the property truly stands out with its beautifully kept private rear garden. The garden also offers convenient side access leading to an allocated shed, providing useful additional storage.

Properties offering this combination of village location, private outdoor space, and well-balanced accommodation are seldom available. Early viewing is highly recommended.

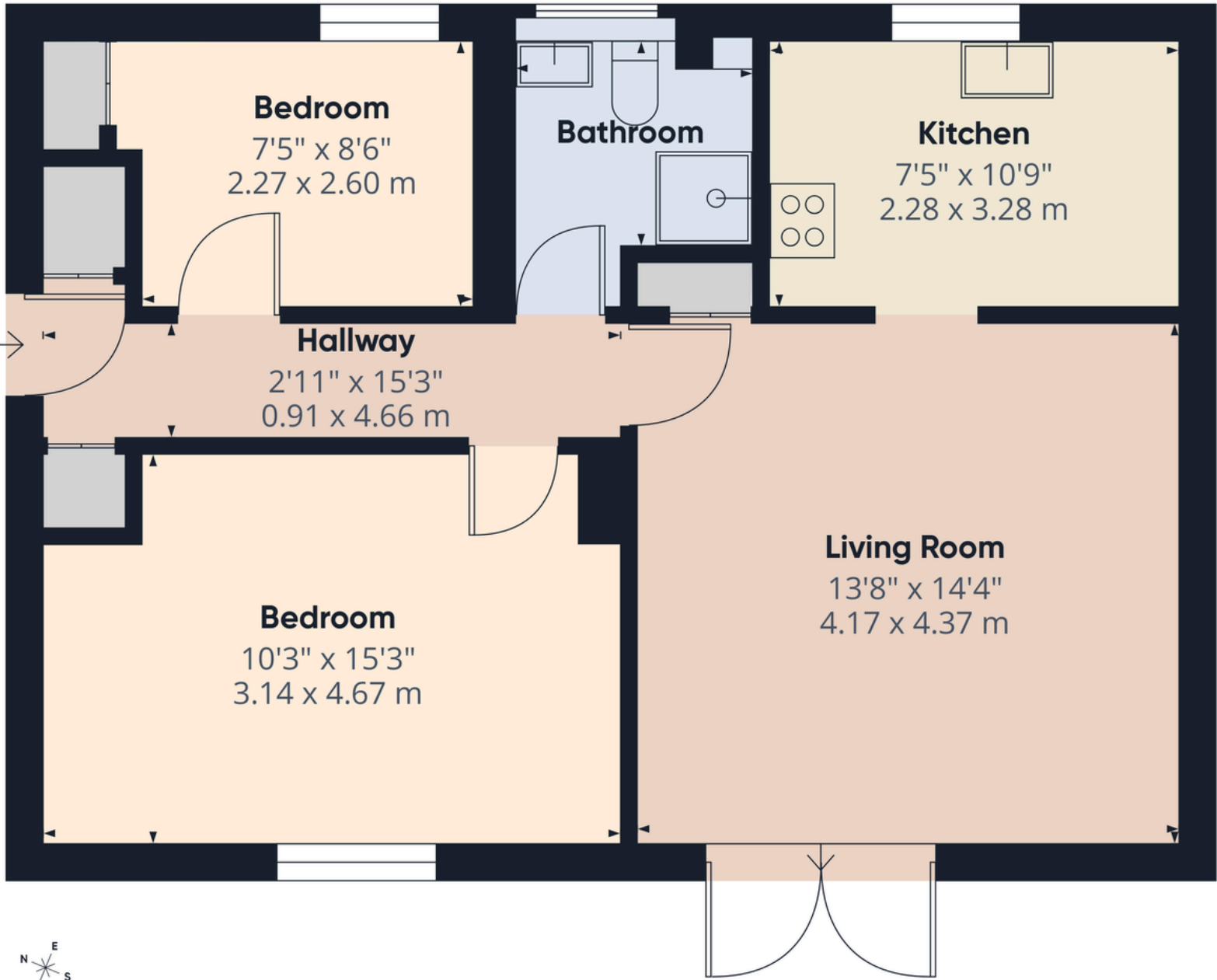


Key Features

- Desirable Sarratt Village location
- Two bedroom ground floor apartment
- Generous principal bedroom overlooking the private garden
- Spacious living room with double doors to the garden
- Stylish fully tiled shower room
- Direct access to private garden
- Just a short walk from Sarratt Village Green
- Countryside walks on your doorstep



Floorplan



Approximate total area⁽¹⁾
608 ft²
56.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Area Information

Sarratt village is loved by its residents for its stunning landscape and fantastic walks including 30 miles of footpaths, cycling routes and horse-riding trails. There is a huge variety of walking routes in and around Sarratt with its ample open green space.

Sarratt has local amenities and shops and is just a 10 minute drive from both Chorleywood and Croxley Green which both provide further options. There are some great pubs, including The Boot which offers indoor & outdoor dining and is very popular locally. Prime Steak & Grill is conveniently located just down the road in Chandlers Cross and is highly recommended by many.

Sarratt benefits from a Community Shop, Post Office, Primary School, Church, Doctors and various welcoming Public houses. Sarratt Ducklings Pre-School and Sarratt C of E Primary are popular choices for young children.

- 4.5 miles to Rickmansworth Station
- 4.8 miles to Rickmansworth High Street
- Nearest Motorway: 3.1 miles to M25

Local Authority: Three Rivers District Council
Council Tax: C

Approximate floor area: 608 sq ft
Tenure: Leasehold (87 years remaining)
Annual Ground Rent: £10.00
Annual Service Charge: £1,100.00

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors, Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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