



**A THREE BEDROOM SEMI DETACHED FAMILY HOME IN A PEACEFUL COUNTRYSIDE
SETTING WITH NO ONWARD CHAIN**

Dawes Lane, Sarratt, Hertfordshire, WD3 6BB

ROBSONS

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**RECEPTION ROOM • DINING ROOM •
KITCHEN • UTILITY ROOM/STORE ROOM •
THREE BEDROOMS • FAMILY BATHROOM •
REAR & FRONT GARDENS • NO ONWARD
CHAIN • REQUIRES MODERNISATION**

Description

Offered with no onward chain, this three-bedroom semi-detached family home presents an excellent opportunity for buyers seeking a property with scope to extend and modernise, subject to the necessary planning permissions.

Tucked away in a tranquil location with delightful views over open countryside, the home offers a well-balanced layout ideal for family living. The ground floor comprises a porch and hallway leading to a rear-aspect reception room and separate dining room, both enjoying views of the garden. The kitchen provides access to a utility room and storeroom, which in turn opens to the side and rear of the property, a potential area for future expansion.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom.





The home benefits from a generous rear garden with a patio area, perfect for outdoor entertaining or family activities.

This is a rare opportunity to create a beautiful family home in a sought-after and peaceful village location, with a local shop, excellent schools, transport links and countryside walks all close by.

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 Clements Danes School. Nearby Rickmansworth and Chorleywood provide a fast Metropolitan Line train service to Baker Street and the City as well as Chiltern Turbo to Marylebone. The neighbouring area is also well served for extensive leisure facilities together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space. The M25 motorway and Heathrow are also accessible.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: E

Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



Approximate Gross Internal Area
Ground Floor = 56.4 sq m / 607 sq ft
First Floor = 42.8 sq m / 461 sq ft
Total = 99.2 sq m / 1,068 sq ft

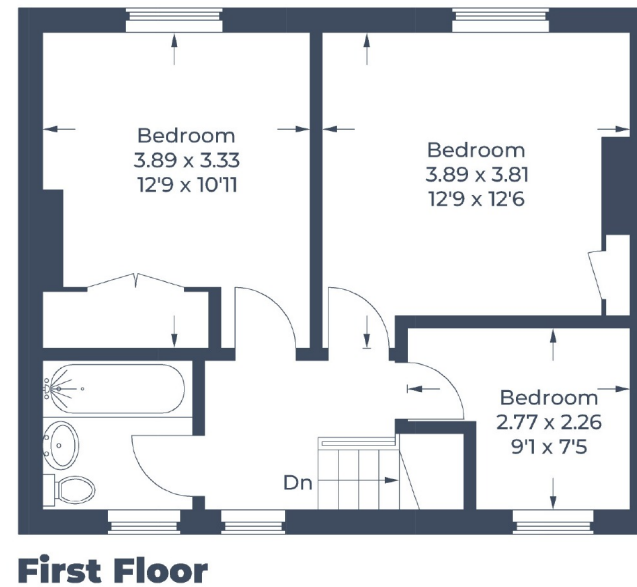
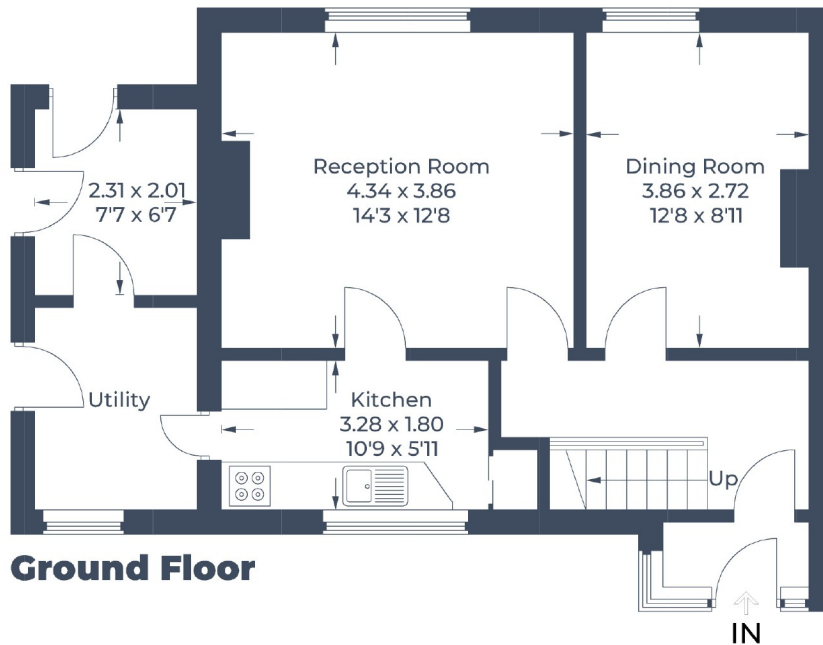


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