



Flint Cottage, The Green, Sarratt, Hertfordshire, WD3 6BH
Guide Price: £600,000 Freehold

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About the property

Located right on the Green in the picturesque village of Sarratt, is this charming brick and flint two-bedroom cottage.

Upon entering the porch, you will find the living room which is full of character including a brick fireplace. There is a separate dining room, which leads into the kitchen and bathroom. Upstairs there are two bedrooms, with the main bedroom looking over the Green and there are also fitted wardrobes. To the rear of the property there is a well-kept delightful cottage style garden with patio area, viewing is a must to appreciate this charming property.

There is plenty of space for parking to the front of the property for yourself and any visitors.



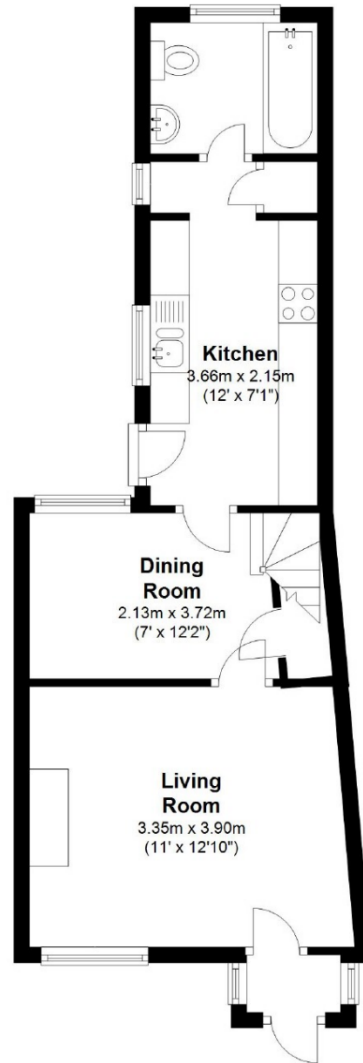
- Stunning location
- Well-kept landscaped garden

- Two bedrooms
- Scenic walks on your doorstep

- Double garage
- Close to M25

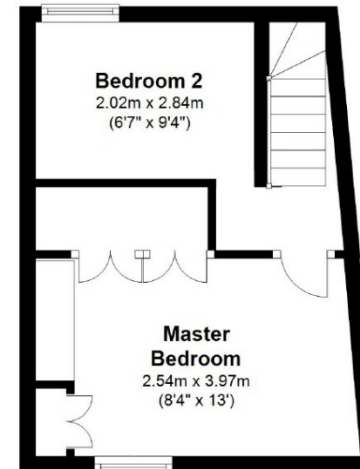
Ground Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



First Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 58.9 sq. metres (633.6 sq. feet)

To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Sarratt is a village and civil parish in Three Rivers District, Hertfordshire. Sarratt is loved by its residents and visitors alike for its stunning landscape and fantastic walking, some 30 miles of footpaths, cycling and horse riding. Besides excellent transport links Sarratt benefits from a Community Shop, Post Office, Primary School, Church, Doctors and various welcoming Public houses.

Sarratt is closest to Chorleywood village, which is situated in the south west of Hertfordshire, on the border of Buckinghamshire and just less than 20 miles from London. There are many shops and restaurants and the village provides a wealth of countryside areas for walking and leisure pursuits, particularly with the 200-acre Chorleywood common which also exhibits many ponds and rockeries.

Local Authority: Three Rivers Council

Council Tax: E

Approximate floor area: 633sqft

Tenure: Freehold

Nearest Station: Chorleywood Station, 3.1 miles

Distance to Town Centre: 2.8 miles to Chorleywood

Nearest Motorway: 2.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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