



44 Church Lane, Sarratt, Rickmansworth, WD3 6HL

Guide Price £238,000, this is a 40% share of the full market value £595,000

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# About the property

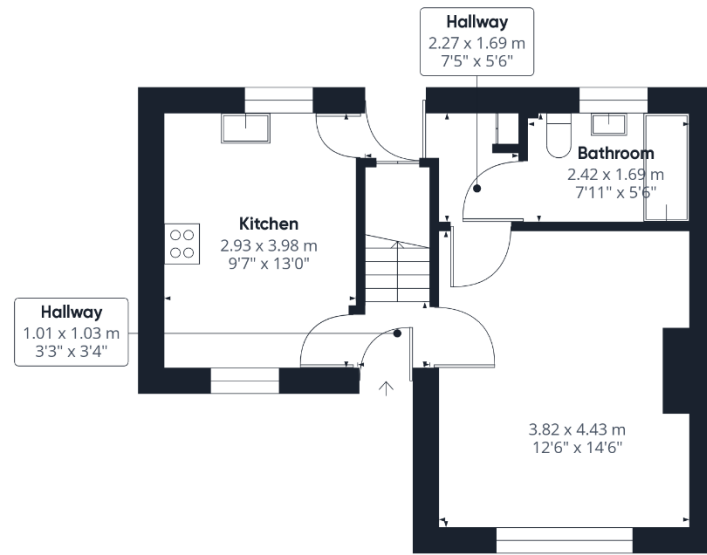
This newly available shared ownership property is currently undergoing a full refurbishment and ready for early reservation now! The ground floor offers a modern family bathroom with a spacious living room and kitchen looking over the private garden. On the first floor you will find three good size bedrooms, perfect for a family. The house also benefits from driveway parking and is available to purchase between a 40% to 75% share.

## *\*Please note:*

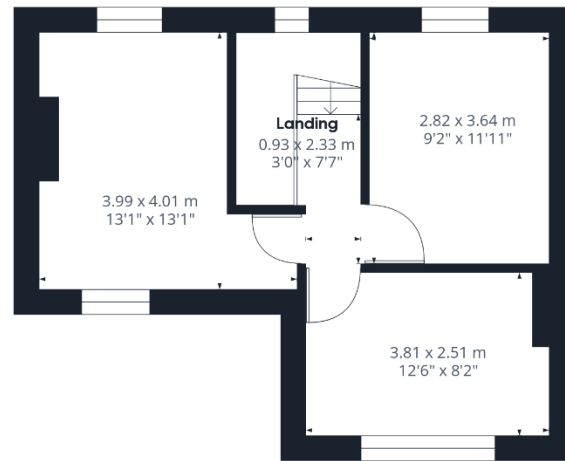
- *The internal photos are used as a guide only to give an example of the standard of the refurbishment once complete.*
- *The property is not yet ready to view but is available for early reservation now.*
- *Virtual tour available upon request.*



- Shared Ownership
- No upper chain
- Minimum share available 40%
- Driveway parking
- Newly refurbished
- Available for early reservation



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

73.96 m<sup>2</sup>  
796.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



## 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.

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: TBC

Tenure: Leasehold (990 years)

Service charge: £384 per annum

Rent: Calculated at 2.75% of the remaining share per annum

Nearest Station: 2.7 miles to Chorleywood

Distance to Town Centre: 3 miles to Chorleywood Village

Nearest Motorway: 3.1 miles to M25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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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