



**AN ATTRACTIVE 5 BEDROOM, 3 BATHROOM, 4 RECEPTION ROOM FAMILY HOME
ON 0.4 ACRE PLOT**

Deadmans Ash Lane, Sarratt, Hertfordshire, WD3 6AL

ROBSONS

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RECEPTION HALL/ SNUG • SITTING ROOM • KITCHEN/BREAKFAST ROOM • CONSERVATORY, STUDY, UTILITY & GUEST CLOAKROOM • DINING ROOM WITH AIR CONDITIONING • PRINCIPAL BEDROOM WITH ENSUITE & DRESSING AREA • FOUR FURTHER BEDROOMS, ONE WITH ENSUITE • FAMILY BATHROOM • DOUBLE GARAGE & 189 FT REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS

Description

Offering both character and charm is this beautifully presented five bedroom, three bathroom detached family home in excess of 2,800 sqft with generously proportioned interiors across two floors. This stunning property benefits from a double garage with a snug/office and a sizeable and secluded rear garden.

The ground floor comprises a welcoming reception hall/snug with a bay window and feature character fireplace with wood burning stove, and a spacious sitting room with French doors opening out to a light and bright conservatory with air conditioning and views of the stunning garden.

The kitchen features a variety of fitted units providing ample storage space with room for a small dining table and chairs. A door leads to an inner hallway with access to a dining room with air conditioning, study, guest cloakroom and a utility room with a door opening to the side of the property.

To the first floor there is a principal bedroom with ensuite, a dressing area and air conditioning, four further bedrooms, one with ensuite and a family bathroom.













Externally, this family home boasts a sizeable and private rear garden, laid to lawn bordered by mature shrubs, trees and flowerbeds, a patio area, a pond, and a green house. To the front there is a driveway providing off-street parking for multiple cars, a double garage and side access to the rear garden. Attached to the garage is an office/snug with a kitchenette and WC. The property also boasts a fully equipped summer kitchen.

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 and other major airport are also accessible.

Additional Information

Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax Band: G
Energy Efficiency Rating: D

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



Approximate Gross Internal Area = 230.5 sq m / 2481 sq ft
Outbuilding = 33.7 sq m / 363 sq ft
Total = 264.2 sq m / 2844 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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