



# Belsize Cottages Dunny Lane, Sarratt

Guide Price £549,950

proffitt  
& holt





## Belsize Cottages Dunny Lane

Sarratt, Rickmansworth

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this three double bedroom period property located in the highly sought after village of Chipperfield and boasting far reaching views, off street parking and excellent potential to improve/remodel.

The internal accommodation comprises entrance porch, a generous and open plan living/dining room, kitchen/breakfast room, three well-proportioned double bedrooms to the first floor and a spacious family bathroom.

Externally the property boasts parking for multiple vehicles to the front/side and a generous garden to the rear, which is mainly laid to lawn and approximately 100ft in length.

A viewing is highly recommended to appreciate what this rarely available character cottage offers.

For all enquiries please contact leading local agent Proffitt and Holt. EPC - EER: TBC





## Belsize Cottages Dunny Lane

Sarratt, Rickmansworth

Belsize is a sought-after hamlet situated between the villages of Sarratt and Chipperfield and surrounded by countryside providing fabulous amenities for those keen on walking, cycling and horse riding. There are many active sports and social groups within the villages whilst for the commuter the property sits between the Met Line stations of Croxley Green and Chorleywood and the Euston line of Kings Langley whilst the M1 and M25 motorways are within reach. For a comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within a seven and six miles drive respectively. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Excellent Potential
- NO UPPER CHAIN
- Chipperfield
- Character Cottage
- Off Street Parking
- Three Double Bedrooms





## General information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

*<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*







**BELSIZE COTTAGES, WD4**

APPROX. GROSS INTERNAL FLOOR AREA 1120.20 SQ FT / 104.07 SQ M.

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# Proffitt & Holt

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