



The Green, Sarratt
£700,000

proffitt
& holt





The Green

Sarratt, Rickmansworth

Being sold with no upper chain is this attractive Victorian brick and flint cottage, which is located in a prestigious position with wonderful views directly over Sarratt Green.

Boasting character features throughout, this charming cottage is well laid out and has been well maintained by the current owner. The accommodation itself consists of an entrance porch which leads in to the living/dining room and then on to the kitchen, which is fitted in a traditional cottage style with shaker units, wooden worktops and a number of integrated appliances. Stairs rise to the first floor, where there is a family bathroom and 2 double bedrooms, both with fitted wardrobes. The main bedroom overlooking The Green is currently open plan to the landing space, however, it could easily be closed off if desired.

Externally, the low maintenance rear garden is a lovely and private space, with direct entry in to the garage, which sits at the rear of the garden.

Viewing is highly recommended, as this is an excellent opportunity to purchase such a rarely available cottage in a truly special location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





The Green

Sarratt, Rickmansworth

Sarratt is a much sought-after village in south west Hertfordshire set within some of the most picturesque countryside in the county. It boasts a reputable JMI school, many active sports and social groups, three popular pubs and a local shop and post office. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within six and seven miles drive respectively. For the commuter, Chorleywood mainline station provides a service into London, (Marylebone approximately 30 minutes), and Junction 18 of the M25 is approximately a distance of two miles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Upper Chain
- Beautiful Outlook over Sarratt Green
- Garage at Rear
- Attractive Brick and Flint Cottage
- Character Features Throughout
- Private Low Maintenance Rear Garden
- Bathroom off Landing





For broadband and mobile speeds see:

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

General Information

Services

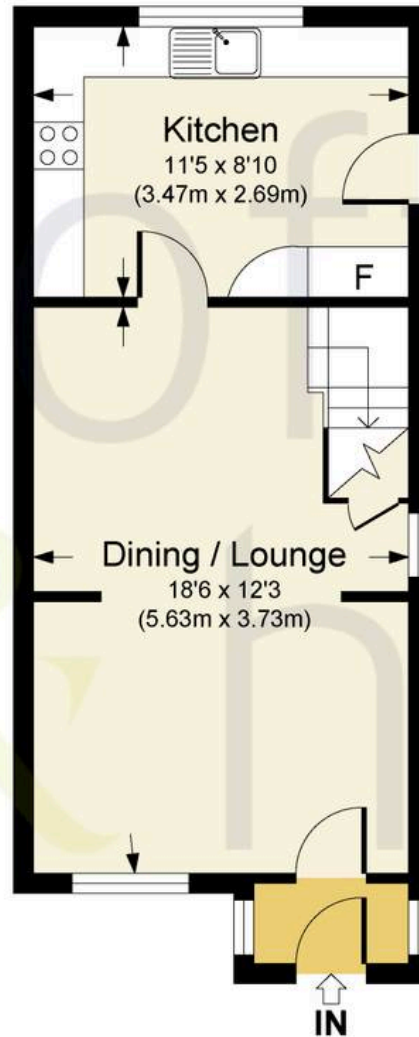
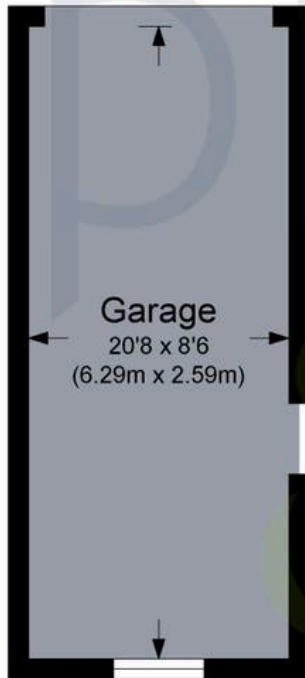
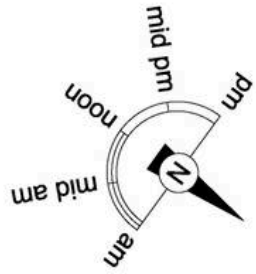
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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

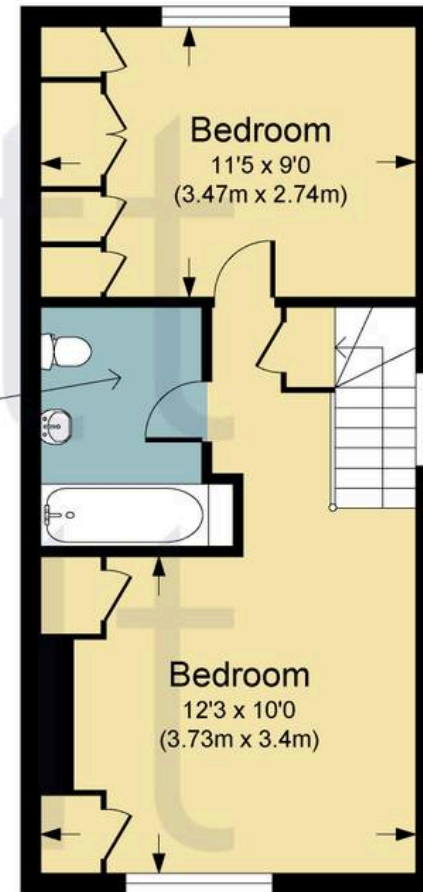






Ground Floor

7'10 x 5'3
(2.38m x 1.60m)



First Floor

HIGHWAYS, THE GREEN, WD3

APPROX. GROSS INTERNAL FLOOR AREA 866.27 SQ FT / 80.48 SQ M. INC. GARAGE

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