



# The Briars, Sarratt

Guide Price £1,695,000

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## The Briars

### Sarratt

On the ground floor of this impressive property is a welcoming entrance hall with an open-tread staircase to the first floor and doors to all downstairs rooms and the garden. The kitchen/breakfast room is fitted with a range of wall and base units and has a convenient walk-in larder and a utility room with a stable door to the garden. Further reception rooms include a large dining room, a conservatory, a fabulous lounge with dual aspect windows and a second lounge/bedroom six with an en suite shower room; an ideal guest suite.

The first floor consists of a galleried landing and five good size bedrooms, three with the benefit of en-suite facilities in addition to the family bathroom.

To the front of this substantial home is a generous driveway offering ample parking for several vehicles, plus two areas of lawn surrounded by mature bushes, plants and trees. An attractive brick wall with wrought iron gates lead to the rear garden which engulfs the property to three sides. This pretty, private and large rear garden enjoys raised plant and vegetable beds, a gardening shed, further storage shed and two paved patio areas; a perfect space for outside entertaining. The detached double garage can accommodate two vehicles and has the added benefit of additional storage space in the rafters plus a further utility room to the side, a spacious and ideal location for washing facilities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





## The Briars

### Sarratt

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.



- Detached Family Home
- Five Bedrooms
- Three En Suites
- Four Reception Rooms
- Sough After Location
- Large Gravel Driveway with Detached Double Garage
- Excellent Potential (stpp)





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.















# Proffitt & Holt

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