



THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH A GARAGE & NO ONWARD CHAIN

Dawes Lane, Sarratt, Hertfordshire, WD3 6BB

ROBSONS

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**SITTING/DINING ROOM • KITCHEN •
CONSERVATORY • WC • THREE BEDROOMS •
FAMILY BATHROOM • REAR GARDEN •
GARAGE • NO ONWARD CHAIN**

Description

Tucked away in a peaceful and sought-after position just off The Green, this well-presented three-bedroom semi-detached home, offers bright and spacious accommodation ideally suited to modern family living.

The ground floor opens into a welcoming entrance hallway with a convenient WC. To the front of the property is a light-filled sitting room, creating a comfortable space to relax, complete with stairs rising to the first floor and a useful storage cupboard. The sitting room flows naturally into the dining room, providing an excellent space for family meals and entertaining. From here, the accommodation extends into a conservatory, a wonderful additional reception area with a French door opening onto the rear garden and allowing plenty of natural light throughout the space.

The kitchen is fitted with a good range of units, and benefits from a door providing direct access to the garden.





Upstairs, there are three well-proportioned bedrooms, two of which feature fitted wardrobes, along with a family bathroom complete with practical under-sink storage.

The rear garden has been block paved for ease of maintenance. A door at the rear of the garden provides access to a private garage, conveniently reached via a slip road.

Offering a pleasant setting, this appealing home represents an excellent opportunity for families, first-time buyers, or those looking to enjoy a quieter location while remaining within easy reach of local amenities.

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

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: F Energy Efficiency Rating: D

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



Approximate Gross Internal Area
Ground Floor = 58.0 sq m / 624.4 sq ft
First Floor = 47.4 sq m / 510.6 sq ft
Garage = 12.1 sq m / 131 sq ft
Total = 117.5 sq m / 1,266 sq ft

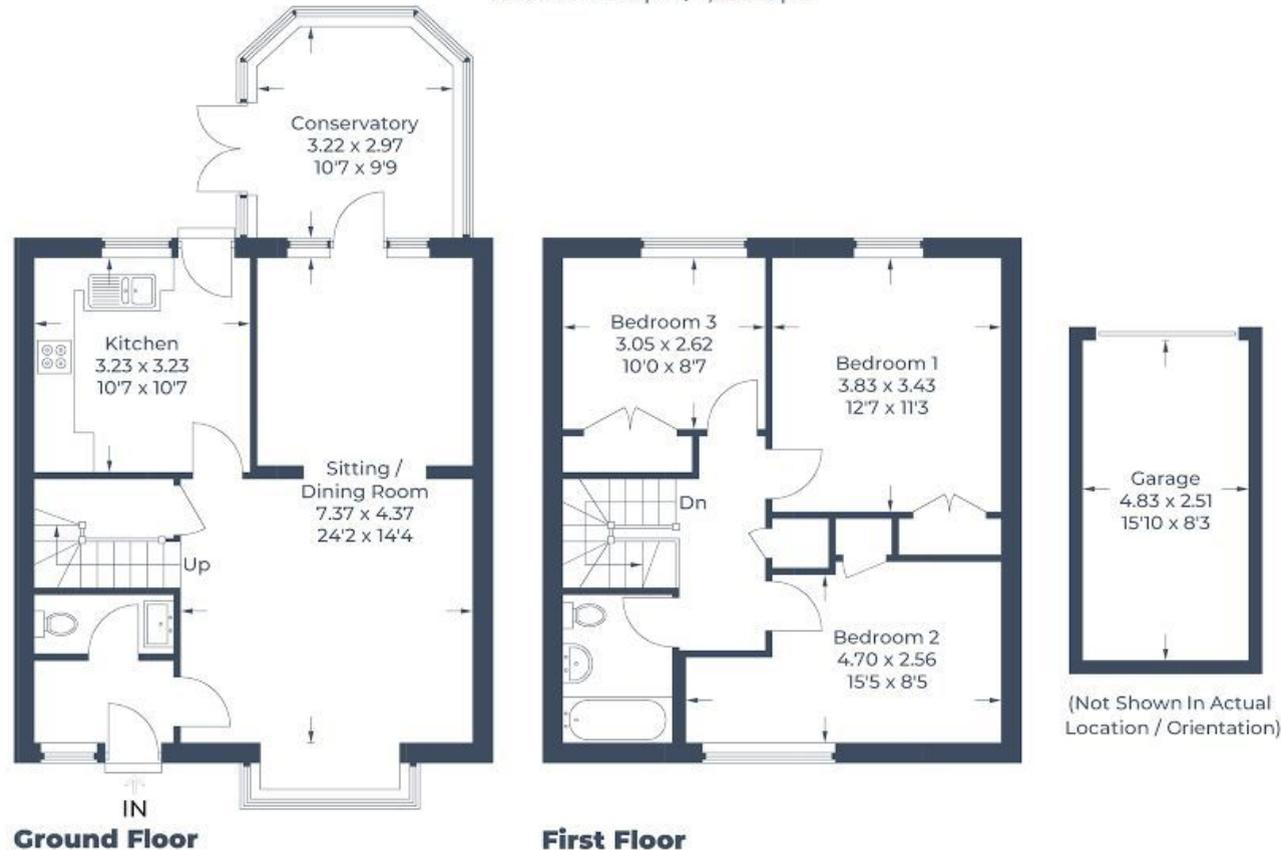


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measurements are approximate, not to scale.

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