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Temptation comes in many forms...



Sarratt

GUIDE PRICE

£550,000

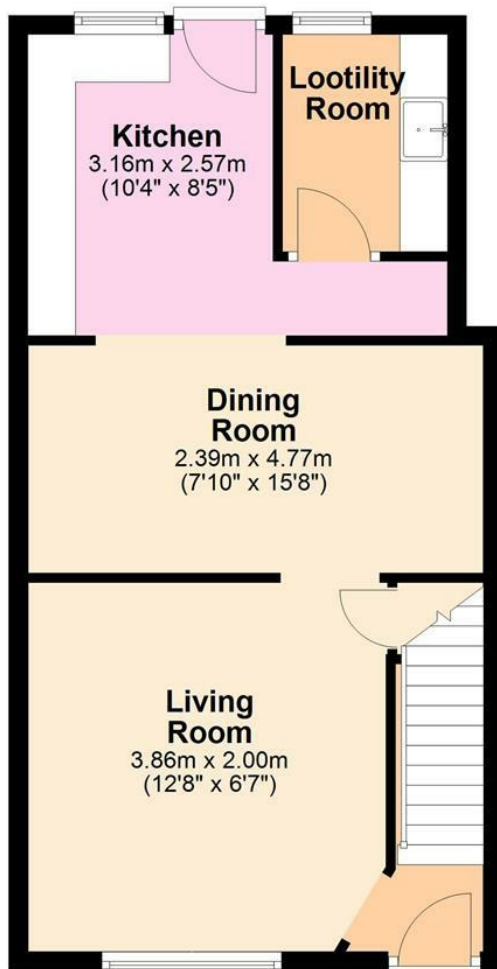
A beautifully refurbished two-bedroom house with off-street parking in the picturesque village of Sarratt. This charming property has been beautifully renovated throughout, creating a smart and elegant home, finished in a classical palette by Farrow & Ball.



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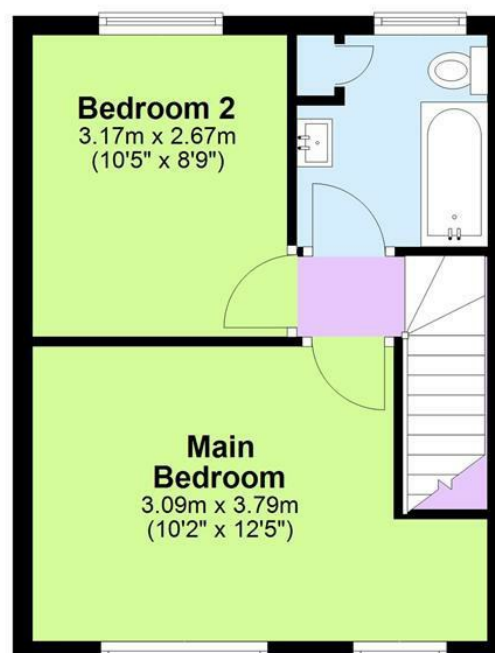
Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.2 sq. feet)



Total area: approx. 74.9 sq. metres (806.5 sq. feet)



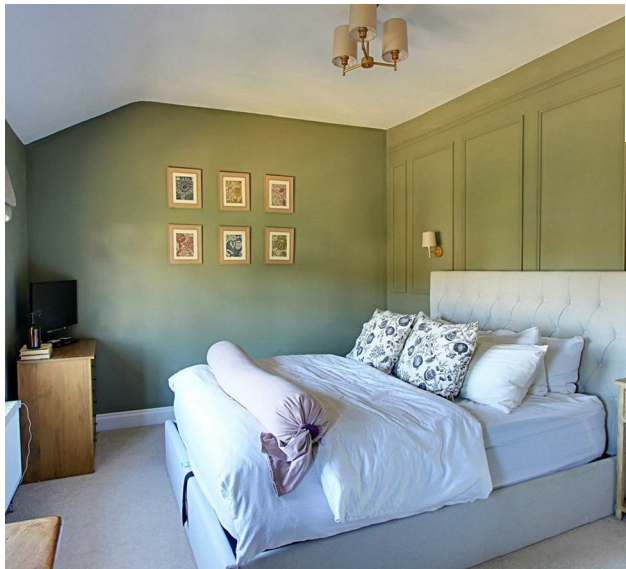
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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This beautifully refurbished house is ready to move into.

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Ground floor
Upon entering, a welcoming hallway leads seamlessly into an open-plan reception room, enhanced by panelled walls, dado rails, and excellent built-in storage. The space flows naturally into a superb kitchen/dining area, finished in a classic shaker style and fitted with integrated appliances.

This leads onto to the rear garden, allowing for a light-filled and sociable environment. A separate WC/utility room is conveniently located on this floor, with plumbing in place for a washer and dryer.

First floor
The first floor comprises two bedrooms and a generous sized bathroom. The principal bedroom is particularly elegant, featuring panelled walls, refined Farrow & Ball tones, and period wall lighting. The second bedroom is a well-presented single room, enhanced by attractive wallpaper and enjoying peaceful views over the garden. The bathroom is beautifully appointed, combining contemporary design with traditional touches, including wall niches, Victorian-style bath taps, and an overhead shower.

Outside
A very generous and well-maintained rear garden, mainly laid to lawn and complemented by a variety of shrubs and perennials and very useful greenhouse. A particularly valuable addition is a substantial concrete slab foundation, prepared for a future summer house or garden room. This area has been equipped with services including water supply, waste plumbing suitable for a WC, and electricity.

To the front, a gravel driveway provides convenient off-street parking with a variety of attractive plants including some gorgeous Lavender.

The Location

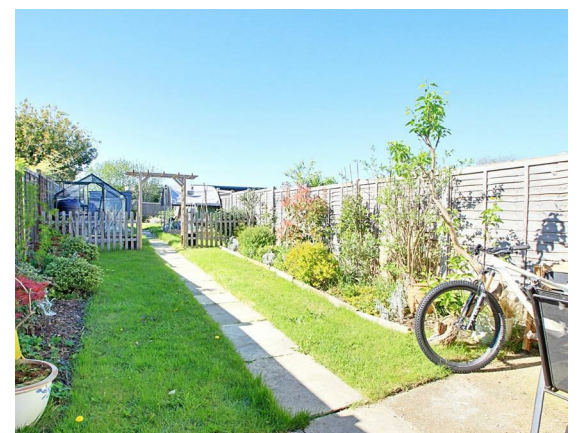
The village of Sarratt also has a village shop is conveniently located: the nearby mainline railway and underground stations of Chorleywood, Watford, Kings Langley and Rickmansworth offer fast commuter services to central London and the nearby M25 provides fast access to Heathrow airport.

Agent's information to buyers thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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