

## INTRODUCING

Sarratt Road, Rickmansworth WD3 6AH

3 Bedroom House - Semi-Detached for sale

£990,000

Offers over



3 Bedrooms/2 Bathrooms EPC Rating: E

- 3 Bedroom Semi-Detached Cottage
- Upstairs Bathroom
- 1 Acre of Land
- No Upper-Chain
- Council Tax Band G
- Paddock in Addition to Gardens
- Downstairs W.C.
- Rural Setting
- Electric Heating
- Spacious Driveway with Ample Parking

Available with no upper chain, Harry Charles Estate Agents are delighted to present this rarely available, three-bedroom, semi-detached cottage, set in a wonderfully secluded position and enjoying approximately one acre of paddock and gardens.

Offering the perfect blend of countryside charm and practical family living, this unique home is ideal for buyers seeking privacy, with ample outdoor space for casual equestrian use, livestock, or simply enjoying a rural lifestyle.

Tucked away at the end of a private lane serving just two cottages, the property is surrounded by picturesque woodland and open fields, creating a truly idyllic setting. Despite its remote location, it remains within the catchment area for both St Clement Danes School and Sarratt Church of England Primary School, combining rural living with excellent local schooling.

Council Tax Band G.











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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 39                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |