



Total Area: 106.7 m<sup>2</sup> ... 1149 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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## Alexandra Road, Sarratt

**£650,000**

A rare opportunity to purchase a three double property located just off Sarratt Green, within a 2 minutes walk to the village store and Sarratt Primary School. The house is staggered at the front and rear and therefore has great potential to build a two story extension creating a four bedroom property with a large kitchen family room, the property next door has extended as such. The accommodation comprises of Entrance hallway, Sitting Room, dining room, Kitchen, utility/garden storage room, on the first floor there are three double bedrooms and a family bathroom. There is a block paved driveway providing off road parking for 4 vehicles. NO UPPER CHAIN.



## Ground Floor

### Entrance Hall

Double glazed front door, coved ceiling, under stairs storage cupboard, radiator with fretwork cover, wood effect flooring, doors leading to:

### Sitting Room

Patio doors leading to a paved patio area and the rear garden, coved ceiling, chimney breast with brick surround, TV point, double opening leading to dining room.

### Dining Room

Large window overlooking the front driveway, coved ceiling, wood effect flooring.

### Kitchen

Window overlooking the rear garden, a range of wall and base units in a cream colour, stainless steel 1.5 bowl sink, stainless steel 5 ring gas hob, integrated electric oven, plumbing for dishwasher, space for fridge, double glazed door leading to a side access to front and rear and to an outside storage area/utility.

### Utility/Outside storage room

Plumbing for washing machine, door to rear garden.

## First Floor

### Landing

Window to side, loft hatch, doors leading to:

### Bedroom One

Window overlooking the rear garden, a range of fitted wardrobes, radiator, coved ceiling.

### Bedroom Two

Window to front, radiator, coved ceiling.

### Bedroom Three

Window to front, a range of fitted wardrobes, radiator, coved ceiling.

### Bathroom

A white suite with chrome fittings, comprising of a panelled bath with glazed shower screen, wall mounted shower mixer, wash hand basin recessed into vanity unit, WC with concealed cistern, chrome towel radiator, fully tiled walls.

## Outside

### Rear garden

Mainly laid to lawn with to timber fencing, paved patio area, a westerly aspect.

### To the front

A block paved driveway providing off road parking for four vehicles.

### Extension potential

The property is staggered at the front and rear and therefore has great potential to build a two story extension creating a four bedroom property with a large kitchen family room, (subject to obtaining planning consent).

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