



Total area: approx. 182.6 sq. metres (1965.2 sq. feet)



Alexandra Mews, Watford, WD17 4DT

Offers Over £950,000

A large and versatile five bedroom detached house located in the ever popular Nascot Wood location. The property comes to the market in great condition and has fantastic room sizes throughout. On entering the property you are welcomed into a large and airy hallway with doors leading to all rooms on the ground floor. There is a very large lounge/dining room which has doors leading into the rear garden. The lounge/diner can be accessed via the hallway and also the kitchen. The kitchen itself is large enough to have a dining table and is fitted with a range of units with work surfaces to compliment. There is a door leading into the utility room. Furthermore to the ground floor there is an office/study and also a guests WC. On the first floor you will find five good sized bedrooms, master with an en-suite and a further family bathroom. To the front of the property is a driveway and a separate double garage. To the rear is a well maintained garden ideal for entertaining.

- Detached family home
- Five bedrooms
- Spacious throughout
- Great condition
- Very large lounge / dining room
- Popular Nascot Wood location
- Well maintained rear garden
- Driveway parking
- Double garage

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

www.sewellgardner.com



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- Tenure: Freehold
- Local Authority: Watford Borough Council
- Approx floor area: 1965 sqft
- Council Tax: Band TBC
- Nearest Train Station: 0.4 miles to Watford Junction
- Nearest Underground Station: 1.4 miles to Watford Metropolitan
- Distance to Town Centre: 0.7 miles to Watford
- M25: 1.9 miles to M25 Junction 19
2.1 miles to M1 Junction 5

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	63	73
England & Wales	EU Directive 2002/91/EC	