



Watford

ASKING PRICE

£1,095,000

Sterling are delighted to have been favoured with sole agency instructions to market this rarely available four bedroom detached family residence located in an exclusive and very private gated no through road on the outskirts of Watford.

The property provides convenient proximity to a range of transport links to include the M25, A41, M1, Watford Junction and Kings Langley station.

There are also an array of amenities located nearby with Watford town centre, Hemel Hempstead and Kings Langley high street all just a short drive from the property.

For full details or to arrange an internal visit please contact market leading agents Sterling.

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A rarely available four bedroom detached family residence, with gated entrance and detached double garage.



Accommodation - Internally the property offers a wealth of both flexible and versatile accommodation to include spacious entrance hall, formal dining room, study, kitchen area, utility area, downstairs cloakroom, generous living room and well appointed conservatory to ground level. To the first floor there are four well proportioned bedrooms (with master benefitting from own en suite), and a separate family bathroom.

Outside - To the front the property is accessed via two sets of gates with a coded gated entrance to the main house. Ample parking is provided via a driveway which can accommodate multiple vehicles.

- The property also boasts a detached double garage.

The Situation - This beautiful family home is located at the end of an idyllic, gated and completely private no through road. Offering extensive accommodation and also benefitting from being conveniently located for major road links, Watford town centre and Watford Junction station

and just a short distance from several highly regarded schools.

AGENTS NOTES - 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

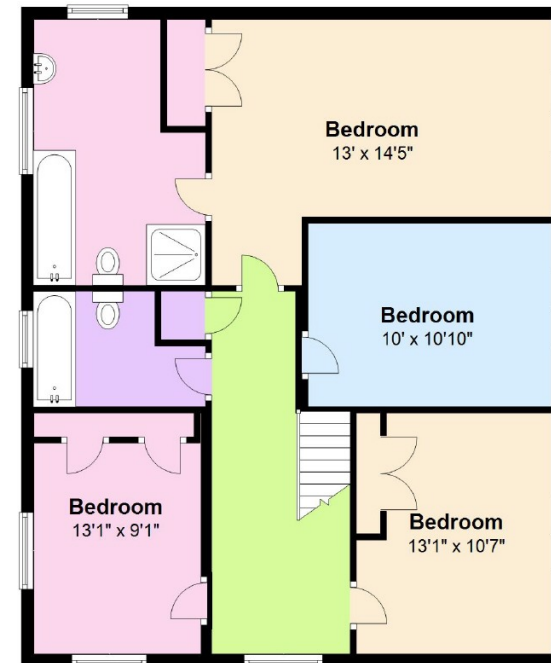




Ground Floor



First Floor



All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

Contact us for a **free valuation**
and let's see if we can **tempt** you!

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