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**ROBERTSON
PHILLIPS**
Estate Agents



Carew Way, Watford

Guide Price £875,000

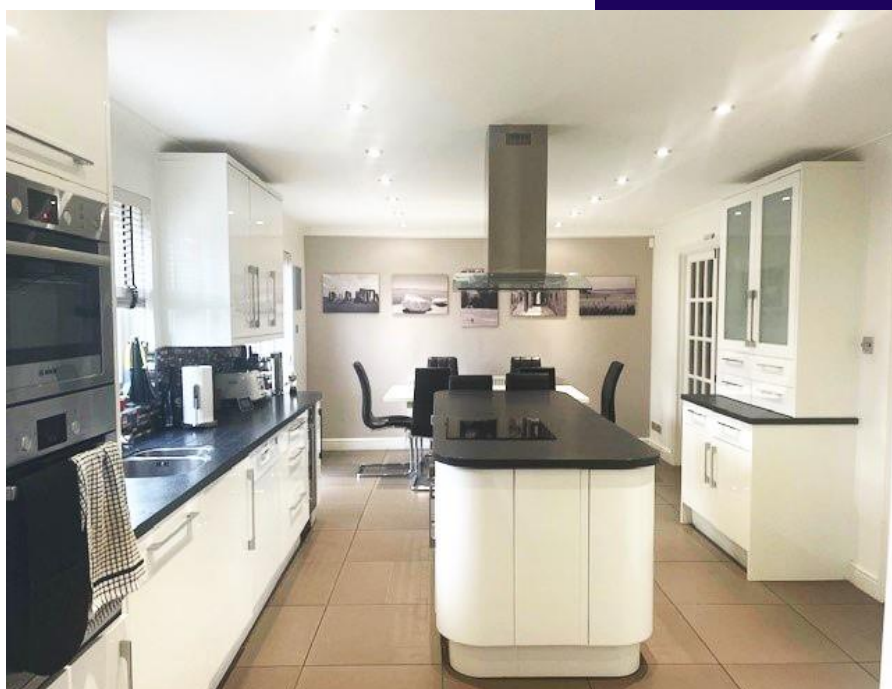


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Situated in a secluded close of just five houses, this beautifully presented property offers spacious living and enjoys a prime position. This **FOUR** bedroom detached family home has a stunning vaulted principal bedroom (with en suite) and elegantly designed kitchen with separate utility room, offering both style and comfort. This substantial house has a further 3 good sized bedrooms, and a large family bathroom serves the remaining bedrooms. There is a further elegant reception room, and a convenient downstairs WC.

There is an integral garage approached via a good sized driveway.



Entrance Hall

Welcoming entrance hall with stairs leading to first floor.

WC

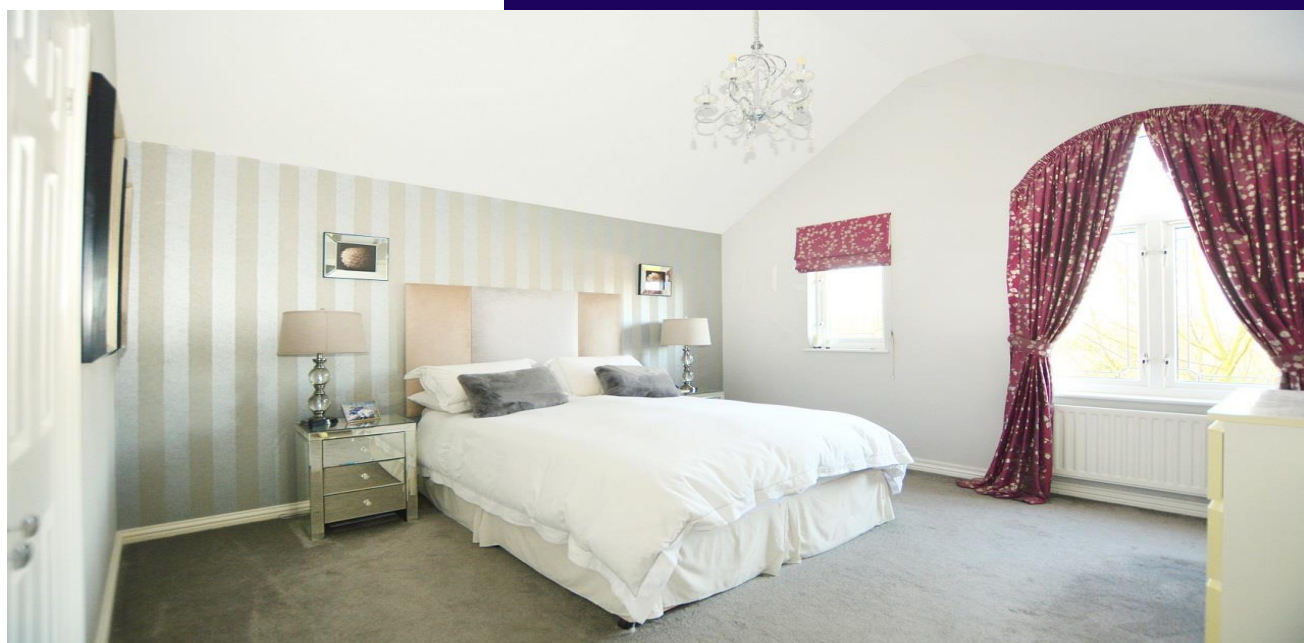
Low level w/c, pedestal wash hand basin and window to front.

Living Room 17' 5" x 12' 4" (5.30m x 3.76m)

Lovely reception room with bay window looking out to the front of the property. Gas fire place, fitted carpet and glass double doors leading into the kitchen breakfast room.

Kitchen/Breakfast Room 21' 2" x 12' 4" (6.45m x 3.76m)

Great entertaining area, this well organised fitted kitchen and island consists of a matching range of base and eye level units with worktop space over. 1+1/2 bowl stainless steel sink unit, mixer tap, hot tap and filter, full height integrated fridge and full height integrated freezer, larder cupboard, dishwasher, built-in eye level electric fan assisted double oven. island with induction hob and extractor hood over. Windows to rear,



door to garden, ceramic tiled flooring and open plan to study area.

Utility Area 6' 4" x 5' 3" (1.93m x 1.60m)

Fitted with matching base units with worktop space over, plumbing for automatic washing machine and tumble dryer, ceramic tiled flooring, door to garden side access.

Study Area 9' 4" x 6' 4" (2.84m x 1.93m)

Located just off of the kitchen with views of the garden.

Landing. Door to airing cupboard.

First Floor

Principal Bedroom 15' 7" x 12' 6" (4.75m x 3.81m)

Stunning room with vaulted ceiling two windows to front, fitted bedroom suite with a range of wardrobes comprising two double wardrobes, fitted carpet, door to en-suite bathroom.

En-suite Bathroom

Fitted with three piece suite comprising panelled bath with shower screen and fitted shower head, pedestal wash hand basin and low-level WC, window to front.

Bedroom 2 13' 4" x 10' 1" (4.06m x 3.07m)

Double bedroom with window to rear, fitted carpet and wardrobes.

Bedroom 3 12' 6" x 8' 4" (3.81m x 2.54m)

Window to front, built-in double wardrobe(s), fitted carpet, door to Storage cupboard.

Bedroom 4 9' 9" x 9' 5" (2.97m x 2.87m)

Generous single bedroom with fitted carpet and window to rear.

Bathroom

Large family bathroom with window to rear, separate shower cubicle, bath tub, pedestal wash hand basin and low level w/c.

Garden

Mainly laid to lawn with side access.

Garage

Up and over door.

Driveway

Parking for two vehicles.

Council Tax Band: G

EPC Rating: D Freehold.

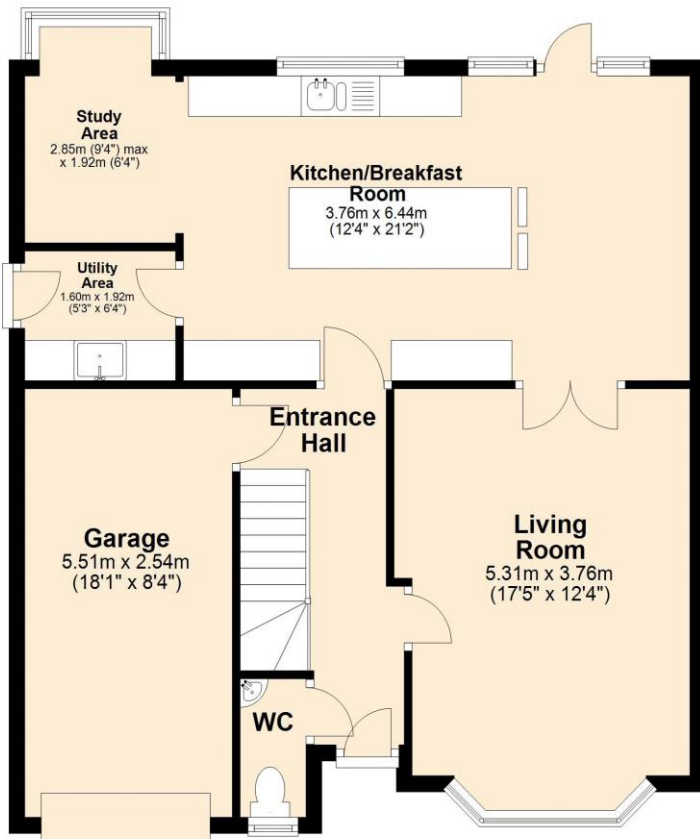


KEY FEATURES:

Four generous bedrooms • Two reception rooms • Fitted utility area • Kitchen/breakfast room • Family bathroom • En-suite bathroom • Driveway • Garage

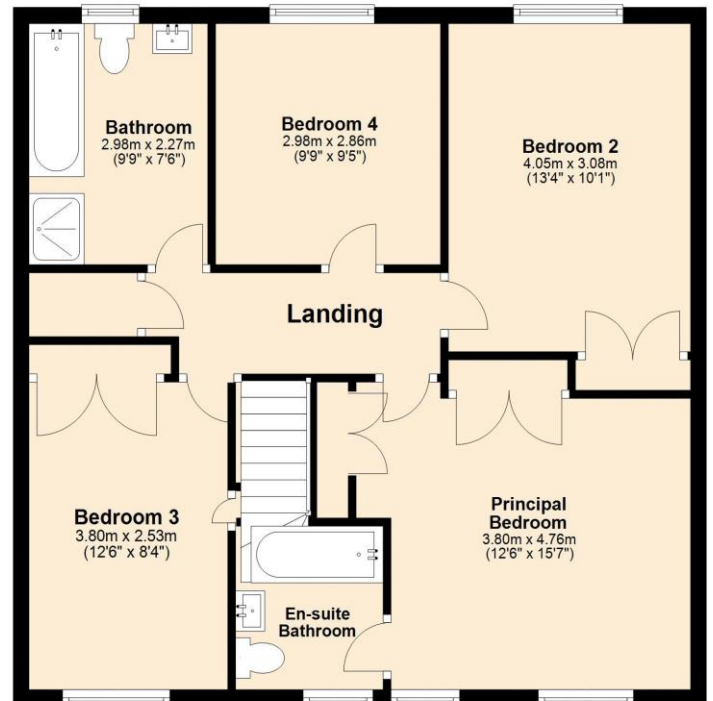
Ground Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



First Floor

Approx. 73.4 sq. metres (789.9 sq. feet)



Total area: approx. 148.7 sq. metres (1600.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.

Please note, this property is owned by a member of Robertson Phillips staff.