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2 Cottage Close, Watford, Hertfordshire, WD17 3NN
Guide Price £1,395,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



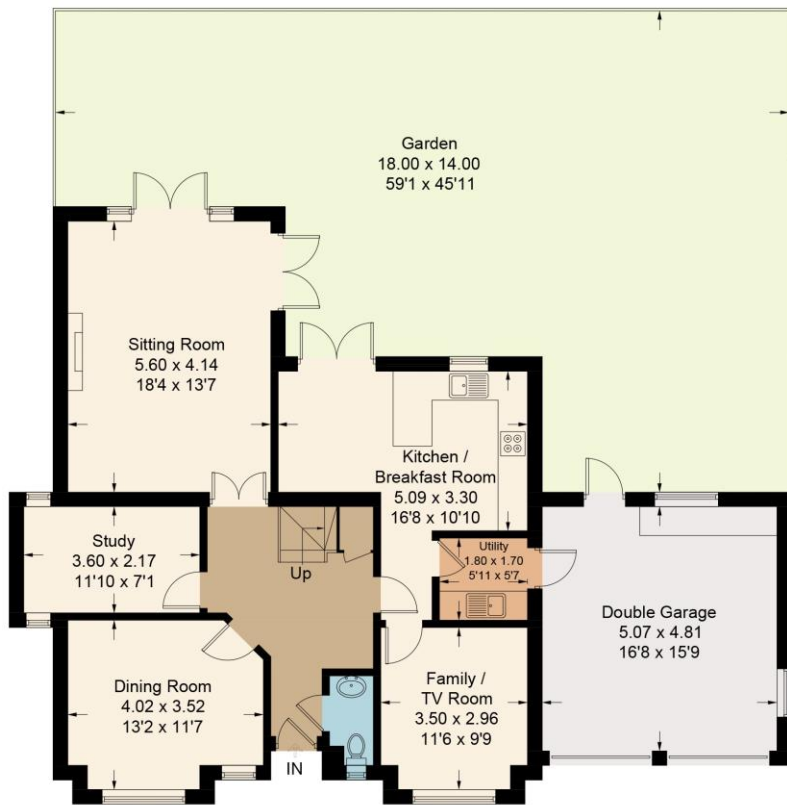
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A very well-presented and deceptively spacious executive family home in a desirable cul-de-sac within the sought after Cassiobury Estate coming to the market for the first time since being built in 1994 by Michael Shanley Homes. The bright and airy property is conveniently situated within close proximity of highly regarded primary and secondary schools including Cassiobury and Nascot Wood Junior Schools and the ever-popular Watford Grammar Schools for Boys and Girls. Boasting nearly 2400 square foot of accommodation including the integral double garage, this charming family home is perfect for today's modern lifestyle with potential for further enlargement, subject to the relevant consents. The property is also ideally positioned for access to Watford town centre with its array of shops, restaurants and amenities with excellent transport links including road, rail and the underground into London with nearby Cassiobury Park extending to over 190 acres providing an open space and woodland for walks and recreational activities. Accommodation comprises: entrance hall, cloakroom, 18ft dual aspect sitting room with feature fireplace and two sets of double doors to the garden, separate dining room, study, family room, 16ft kitchen breakfast room with double doors to the patio and a utility with courtesy door to the garage which could be converted subject to the usual consents. The first floor offers a generous landing leading to a 22ft double aspect principal suite with en-suite bathroom and fitted wardrobes, second guest bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally, the property benefits from a well-maintained garden and driveway parking to the front leading to an integral double garage with electric doors, power and light. The mature landscaped rear garden is mainly laid to lawn with shrubs and bushes to borders with a patio area providing space for alfresco dining and outdoor entertaining. EPC Rating: D



2 Cottage Close

Approximate Gross Internal Area
 Ground Floor (Including Double Garage) = 120.1 sq m / 1,293 sq ft
 First Floor = 102.2 sq m / 1,100 sq ft
 Total = 222.3 sq m / 2,393 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND G

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