



# 31 Fraser Crescent

Watford, WD25 0BF

## Offers In Excess Of £875,000

n exceptional four bedroom, three bathroom detached home finished to an outs lance of elegance, comfort and practicality. Built only a few years, this moderr w and is beautifully appointed throughout.

Upstairs, the principal suite impresses with bespoke fitted wardrobes and a luxurious en-suite. Three furt bedrooms are served by a well-appointed family bathroom.

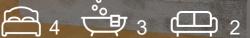
Externally, the property offers a low maintenance rear garden, perfect for all fresco dining, along with private driveway parking for several cars and a super double width high raft storage garage. We professionally think this double garage is a real development asset if owner requires a future conversion to living space.

Set within the catchment of some of the region's most highly regarded secondary schools and with excellent transport connections (M1 /M25)nearby, this home is ideally positioned for both family life and commuting.

A rare opportunity to secure a home of such quality in this sought-after location - early viewing is strongly advised.

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- 'Fantastic Fraser Crescent' 4 Bed/3 Bath Luxury **Detached Executive Property**
- Rarely Available Large Family Executive Home Nr sought after Pamiters/St Michaels Schools
- **Truly Outstanding Condition Throughout**
- Wood Floors
- Popular Countryside Location Nr Abbots Langley
- Lovely Patio Entertaining Area
- Superior Setting Views to Nature Reserve Area
- Double Garage Offers Excellent Storage or Development Potential to Extend Living Areas
- Early Viewing Recommended.
- Cul De Sac Location





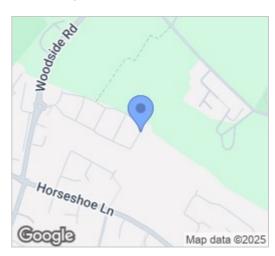




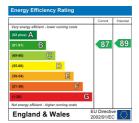


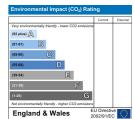
### Floor Plan Area Map





## **Energy Efficiency Graph**













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