



WELL PRESENTED FOUR BEDROOM HOME IN A DESIRABLE LOCATION

Ridge Lane, Watford, Hertfordshire, WD17 4SX

ROBSONS

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TWO RECEPTION ROOMS • KITCHEN & UTILITY ROOM • STUDY • GUEST WC • PRINCIPAL BEDROOM WITH ENSUITE BATHROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • REAR GARDEN • DRIVEWAY WITH OFF-STREET PARKING • DOUBLE GARAGE • SCOPE TO EXTEND (STPP)

Description

A well-proportioned four-bedroom, two-bathroom detached family home offering great potential, with scope to extend (STPP), positioned on one of the areas desirable roads within Nascot Wood borders and close to highly regarded schools and local amenities.

The ground floor comprises an entrance hallway with stairs to the first floor and under stairs storage cupboard and a guest cloakroom. There is a very generous front aspect reception room with two sets of bay windows that allow the room to be flooded with natural light and a modern feature fireplace, a second reception room leads to a study. The impressive, modern rear aspect kitchen offers a range of black gloss units that provide ample storage space, with integrated appliances, a utility area, room for a small dining table and chairs and a door leading out to the garden.





To the first floor there is a spacious principal bedroom with fitted wardrobes and ensuite bathroom, three further well-appointed bedrooms with two benefiting from fitted wardrobes, and a large, modern family bathroom with bath tub, shower cubicle and under sink storage.

Externally, this family home boasts a generous rear garden laid to lawn with shrub and hedge borders and a patio area and a double garage that could be used for storage. To the front is a driveway providing off-street parking, a small garden and access to the rear garden.

Location

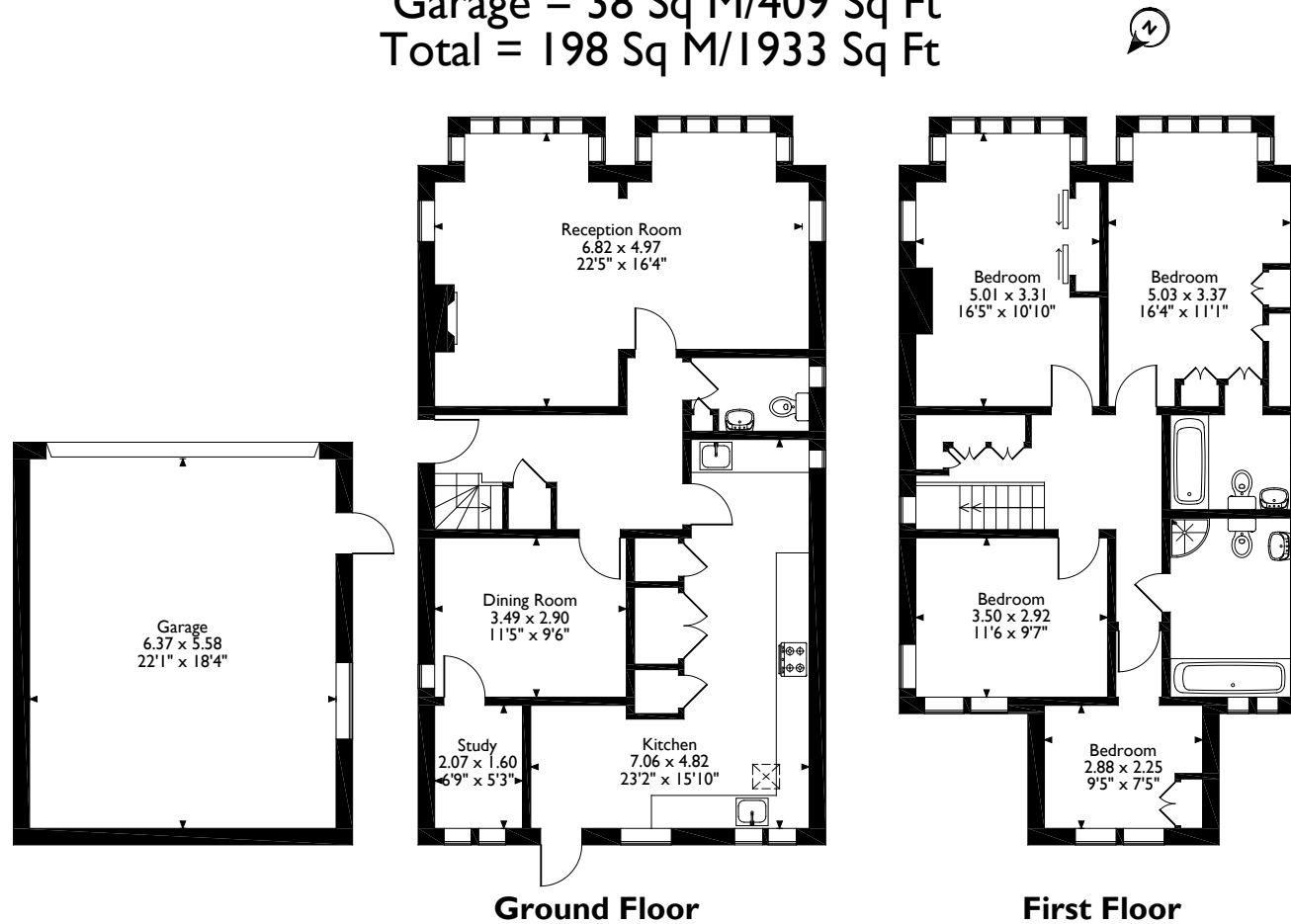
The house is a short walk from Cassiobury Park and is within easy reach of central Watford which provides a wide choice of shops, restaurants, coffee houses, supermarkets and the Intu shopping centre. There are a number of good schools located in the area, including the popular Cassiobury and Nascot Wood Schools and the transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond. There is also easy access to the M25 and M1.

Additional Information

Tenure: Freehold
Local Authority: Watford Borough Council
Council Tax: Band G
Energy Efficiency Rating: Band D



Ridge Lane, Watford, Hertfordshire
Approximate Gross Internal Area
Main House = 160 Sq M/1524 Sq Ft
Garage = 38 Sq M/409 Sq Ft
Total = 198 Sq M/1933 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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