



Connells

Newgarth North Orbital Road
Watford



Property Description

A beautiful and prestigious detached residence located in this popular residential location. With off road parking and a huge rear garden, this expansive family home also consists of a large entrance, a lounge, study, cloakroom, dining room, integral garage and vast kitchen/ breakfast room all on the ground floor. As you go up to the first floor there are four double bedrooms, the master has an ensuite, and a family bathroom. With sought after Parmiters school in the locality and a local grocery store near-by this home is perfect for the growing modern family. The nearest station is Garston and this home is well placed for the North Orbital Road and the M1 and M25. Your viewing is highly recommended.

Entrance Hall

Front door.

Cloakroom

WC, radiator, window.

Study

10' x 7' (3.05m x 2.13m)

Radiator, patio door to rear garden.

Lounge

12' 6" x 15' 1" (3.81m x 4.60m)

Radiator, window.

Dining Room

11' x 12' 8" (3.35m x 3.86m)

Radiator, window.

Kitchen/ Breakfast Room

21' 8" max x 11' 1" max (6.60m max x 3.38m max)

Range of wall and base units, radiator, tiled walls, dishwasher, cooker point and cooker hood, window, stainless steel sink with drainer, door to garage.

First Floor Landing

Bedroom 1

13' 5" max x 14' max (4.09m max x 4.27m max)

Reduced height ceiling, radiator, windows to front & side.

Ensuite

Shower cubicle, WC window, radiator, wash hand basin in vanity unit.

Bedroom 2

9' 9" max x 15' 3" max (2.97m max x 4.65m max)

Radiator, window, reduced ceiling height.

Bedroom 3

10' 10" max x 9' 10" max (3.30m max x 3.00m max)

Radiator, window, reduced ceiling height.

Bedroom 4

10' 10" max x 9' 10" max (3.30m max x 3.00m max)

Radiator, window.

Bathroom

Window, bath, shower cubicle, heated towel rail, WC.

Outside

Garage

Power & light.

Front Garden

Lawn area, off road parking.

Rear Garden

Lawn, patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

view this property online connells.co.uk/Property/LEA102960



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