



Connells

Bucknalls Close  
Watford

# Bucknalls Close Watford WD25 9NB

for sale offers over  
**£900,000**



## Property Description

A prestigious, newly-developed family home. This superb detached house has been lovingly re-created and boasts a high-end open plan fitted kitchen, a spacious lounge area leading to garden, a stunning downstairs WC, off road parking and a large rear garden with patio that is perfect for al-fresco dining in the warmer months. To the first floor are three bedrooms and a feature family bathroom. The master bedroom loft room bright and airy and has an ensuite and handy storage to eaves. With the added benefit of no chain and being well placed for Parmiters and St Michaels schools, we highly recommend your internal viewing.

### Entrance Hall

Front door.

### Cloakroom

WC, feature basin.

### Lounge Area

21' 3" x 11' 5" ( 6.48m x 3.48m )

Open plan to kitchen area, two radiators, skylight, two windows, patio door to side leading to rear garden.

### Kitchen Area

10' 7" max x 12' 8" max ( 3.23m max x 3.86m max )

Range of wall and base units, stainless steel sink with drainer, window, radiator, integrated

washing machine and dishwasher, induction hob and electric oven.

### Bedroom 5

10' 10" x 8' 10" ( 3.30m x 2.69m )

Radiator, window.

### Bedroom 6

13' 4" max x 10' 10" max ( 4.06m max x 3.30m max )

Radiator, window.

## First Floor

### Bedroom 2

11' 7" x 12' 8" ( 3.53m x 3.86m )

Radiator, window.

### Bedroom 3

11' 3" x 11' 7" ( 3.43m x 3.53m )

Radiator, window.

### Bedroom 4

11' 5" x 8' 4" max ( 3.48m x 2.54m max )

Radiator, window.

## Second Floor

### Bedroom 1

18' 8" max x 13' 3" plus recess ( 5.69m max x 4.04m plus recess )

Two radiators, two windows, built in storage to eaves, some reduced head height.

## Outside

## Front Garden

Off road parking, side access.

## Rear Garden

Lawn area, 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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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