



De Vere Walk, Watford, WD17 3BE

OFFERS IN EXCESS OF £800,000 FREEHOLD

- CHARACTER HOME
- THREE BEDROOMS
- TWO RECEPTIONS
- CASSIOBURY ESTATE LOCATION

This character property is a three bedroom semi detached family home coming to the market for the first time in 40 years providing bright, versatile and spacious accommodation.

Some of the many benefits to include art deco style leaded light double glazing, original wood flooring, detached garage, ample parking, front and rear garden, cul-de-sac location.

Situated in this highly sought after cul-de-sac location on the ever popular, Cassiobury Estate being close to the park and local shops, Watford town centre with its multiple range of shopping and leisure facilities are close at hand. For the commuter, the M1 and M25 major road links both London and the north are within easy access as well both mainline and underground railway connections



Property Description

FRONT DOOR Double glazed leaded light casement doors with wing windows to either side leading into entrance porch with quarry tiled floor, original oak front door with original blown stained glass window and leaded light side screens leading into entrance hall.

ENTRANCE HALL Double glazed stained glass leaded light window. Wood stripped floor. Double panelled radiator Stairs to first floor with understairs storage cupboard housing both gas and electric meters. Further cloaks cupboard

LIVING ROOM 14' 4" x 12' 9" (4.37m x 3.89m) Feature display arch, niche fire place. Art deco style stained glass leaded light double glazed window to front. Double panelled radiator TV aerial point

DINING ROOM 14' 3" x 11' 0" (4.34m x 3.35m) Double glazed leaded light casement door and matching wing windows leading on to rear garden. Display arch. Wall mounted gas fire. 2 x Double panelled radiator

KITCHEN 10' 9" x 9' 0" (3.28m x 2.74m) With inset single drainer stainless steel sink unit, with mixer tap. Range of natural wood wall units with concealed lighting and base units with ample roll top work surfacing areas. Space for gas cooker. Plumbing for washing machine and slimline dishwasher. Further space for undercounter fridge and freezer. Canopied extractor hood over. Part tiled walls. Dual aspect room with double glazed window to rear and further art deco style stained glass leaded light double glazed window to rear. Double glazed door to exterior.

LANDING Art deco style stained glass leaded light double glazed window to side. Panelled radiator. Access to part insulated and boarded roof space with light. Panelled radiator. Doors to

Art deco style stained glass leaded light double glazed window

BEDROOM 1 15' 5" x 11' 6" (4.7m x 3.51m) Art deco style stained glass leaded light double glazed window to front. Panelled radiator. Built in flush fitting wardrobe cupboards with bulk head storage





BEDROOM 2 14' 2" x 11' 0" (4.32m x 3.35m) Double glazed window to rear. Panelled radiator. Range of floor to ceiling built in smoked glass mirror fronted wardrobes.

BEDROOM 3 9' 0" x 8' 0" (2.74m x 2.44m) Art deco style stained glass leaded light double glazed oriel bay window to front. Panel radiator.

BATHROOM White suite comprising panelled bath with twin grip and independent shower with tiled surround and shower rail. Pedestal wash hand basin. Further part tiled walls. Double glazed window to rear. Heated towel rail incorporating radiator. Cupboard housing cylinder.



W/C Low flush w/c Double glazed window to side

GARDEN APPROXIMATELY 60' in length with large paved patio area with flowering and shrub boarder incorporating rockery. Steps up to a lawn area with further side and rear patio with brick built barbecue and garden store. Outside light and tap. To side of property there is a block pavia driveway with double wooden gates to front. Built in flush storage cupboard to side To front block pavia drive with art deco style steps Lawn area with mature tree



GARAGE 14' 8" x 8' 3" (4.47m x 2.51m) Detached single garage with double wooden doors with inset glass panels.

COUNCIL TAX BAND F- £3083 PER ANNUM

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