

Connells

Beechpark Way Watford

# Beechpark Way Watford WD17 3TY

# for sale guide price £1,250,000







### **Property Description**

#### \*\* GUIDE PRICE £1,250,000 - £1,300,000 \*\*

Connells are please to bring this beautifully presented, extensive detached house to the market that situated on a sought after quiet cul-de-sac road in Watford. The property is set on a mature plot of approximately 0.14 acres, having been thoughtfully extended and remodeled to provide a comfortable living space.

The property offers a light and airy feel with neutral decor and briefly comprises of two reception rooms, a modern fitted kitchen/ dining area, five well-proportioned bedrooms and modern bathroom suite.

Benefits include a conservatory, a downstairs cloakroom an en-suite to the master bedroom, an integral garage with utility area, a mature beautifully-maintained rear garden with summerhouse, ample storage throughout and off-street parking for several cars.

The ideal family home, the property is within catchments to a variety of well-regarded nurseries, primary schools and secondary schools within Cassiobury and Nascot Wood. There are various transport links nearby including the M1, M25 and A41 and a regular bus service to Watford Junction station and Watford town centre that provides numerous shops, eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

**Entrance Porch** 

Door to front aspect, windows to front aspect.

#### **Entrance Hall**

Stairs to first floor landing, radiator.

#### Cloakroom

Internal window to front aspect, WC, wash hand basin.

#### Family Room

12' 8" x 16' 3" ( 3.86m x 4.95m ) Windows to front and side aspect, double glazed, radiator.

#### Living Room

29' 3" x 14' 1" ( 8.92m x 4.29m )

Windows to front, side and rear aspect, television point, telephone point, feature fire place, radiator, patio doors to rear garden.

#### **Kitchen / Dining Room**

24' 10" x 12' 9" (7.57m x 3.89m)

Modern fitted kitchen comprised of wall and base units and work surfaces to complement, windows to rear aspect, sink with drainer, range cooker point with extractor hood, integrated dishwasher, fridge/freezer, breakfast bar, space for dining area, door to garage/utility area.

#### Conservatory

11' x 10' 2" ( 3.35m x 3.10m ) Windows to side and rear aspect, door to rear garden.

# **First Floor Landing**

Stairs from entrance hall, cupboard.

## **Bedroom One**

16' 3" x 13' 11" ( 4.95m x 4.24m )

Windows to rear aspect, skylight windows to rear, two built in wardrobes, radiator, door to en-suite.

# **En-Suite**

Window to rear aspect, bath with mixer taps, shower cubicle, WC, vanity wash hand basin, radiator.

# **Bedroom Two**

12' 10" x 11' (3.91m x 3.35m) Window to rear aspect, radiator.

### **Bedroom Three**

10' 2" x 14' 9" ( 3.10m x 4.50m ) Window to front aspect, radiator, fitted wardrobe.

# **Bedroom Four**

9' 11" x 13' 7" ( 3.02m x 4.14m ) Window to rear aspect, radiator, fitted wardrobes.

# **Bedroom Five**

10' 2" x 7' 11" ( 3.10m x 2.41m ) Window to front aspect, radiator, built in wardrobe.

# Bathroom

Window to front aspect, bath with mixer taps and overhead shower, glass shower screen, WC, vanity wash hand basin, heated hand towel rail.

#### Outside

# **Front Garden**

Block paved driveway, laid lawn, garage access.

# Garage / Utility Room

Integral garage, up and over doors, window to rear aspect, lighting, power, base units with work surfaces to complement, plumbing for washing machine, wall mounted boiler, space for fridge/freezer, door to kitchen area.

#### **Rear Garden**

Fully enclosed and laid mostly to lawn, paved patio area, decking area, access to summerhouse, gated side access.

### Summerhouse

5' 11" x 7' 9" ( 1.80m x 2.36m ) Windows to front and side aspect.

### **Agents Note**

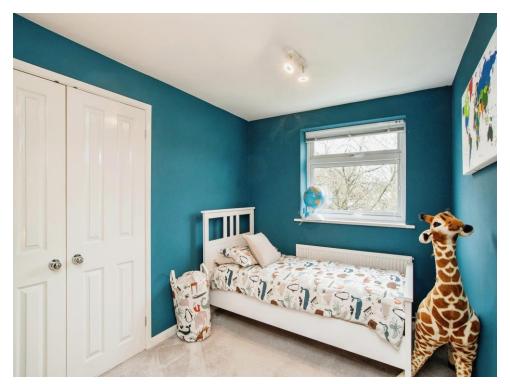
It is our understanding that the property is under a tree preservation order. Your conveyancer will take the necessary steps and advise you accordingly.

















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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

#### T 01923 230 403 E watford@connells.co.uk

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EPC Rating: C

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Tenure: Freehold





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