



**Connells**

Beechpark Way  
Watford



## Property Description

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

Connells are pleased to bring this beautifully presented, extensive detached house to the market that is 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.









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](mailto:watford@connells.co.uk)**

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**EPC Rating: C**

Tenure: Freehold

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