



Connells

Damson Close
Watford



Property Description

Created for a modern lifestyle these beautiful residences boast an eco-friendly heating system and an inviting open-plan layout, showcasing meticulous attention to detail and high-quality finishes throughout.

Step into the heart of the home and discover a bespoke, high-quality German kitchen adorned with quartz work surfaces, integrated appliances, and a stunning island featuring a waterfall quartz countertop and a large induction hob. Ideal for culinary enthusiasts, this kitchen seamlessly transitions into the spacious open-plan living/dining area which is ideal for entertaining or relaxing with the family, complemented by herringbone-style vinyl flooring with underfloor heating and bi-fold doors leading to the rear garden oasis.

With a separate lounge, downstairs WC, and three generously sized double bedrooms, including a stylish en-suite to the master bedroom and a luxurious family bathroom, these properties offer comfort and functionality at every turn.

Outside, a driveway for two cars ensures parking convenience, while the provision for an electric car charging point underscores the commitment to future-proof living. The secluded rear garden provides a serene retreat, with lush lawns and a patio area perfect for alfresco dining and entertaining.

For Peace Of Mind

Build Zone 10 year structural build warranty

Energy Efficient

Predicted Energy Assessment - B Rating

Green Mortgage eligible - saving you money on your monthly mortgage payments

Air source heat pumps are approximately four times more efficient than boilers and minimise carbon footprint by around 70%

Experience modern luxury and substantiality at its finest - make Damson Close your new home today

Location

Situated in North Watford, Damson Close offers residents the perfect balance of urban convenience and suburban tranquillity. Located close to local schools, amenities and with easy access to Watford Junction station, Watford Town Centre, and the M25 motorway, commuting is a breeze.

Enjoy leisurely strolls at near by Cassiobury Park or explore the vibrant entertainment and retail options that Watford Atria has to offer.

Connections

By Road

North Watford Station | 1.4miles

Watford Junction Station | 1.5 miles
M25 Junction 19 | 1.8 miles
A41 | 2.1miles
Watford High Street Station | 2.6 miles
M1 Junction 5 | 3.1 miles
Luton Airport | 16.9 miles

By Train

North Watford Station to Watford Junction | 2 mins

Watford Junction Station to London Euston | 16 mins

Nearby Schools

Watford Grammar School for Girls - Ofsted rating outstanding

Watford Grammar School for Boys - Ofsted rating outstanding

Parmiter's School, Garston - Ofsted rating outstanding

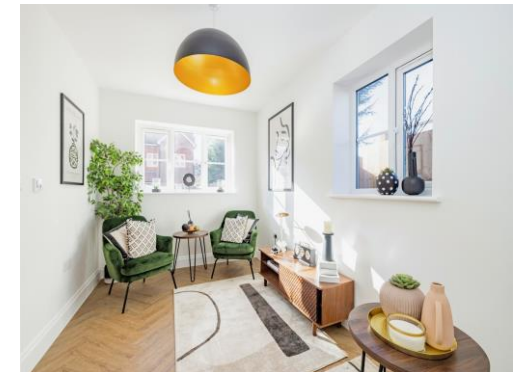
Rickmansworth School, Rickmansworth - Ofsted rating good

Queens' School, Bushey - Ofsted rating good

Disclaimer

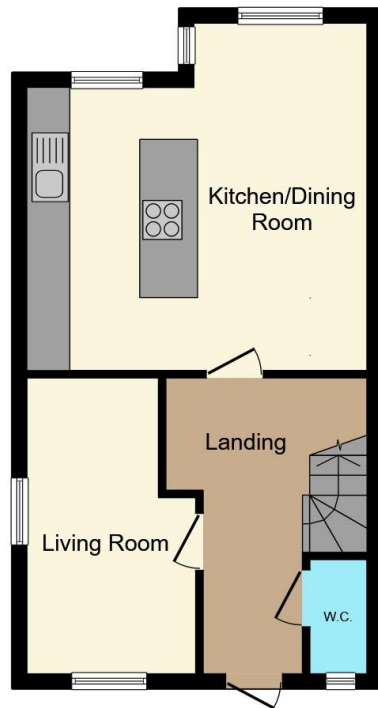
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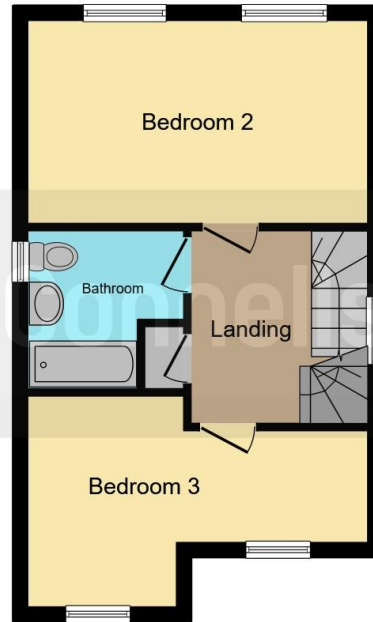




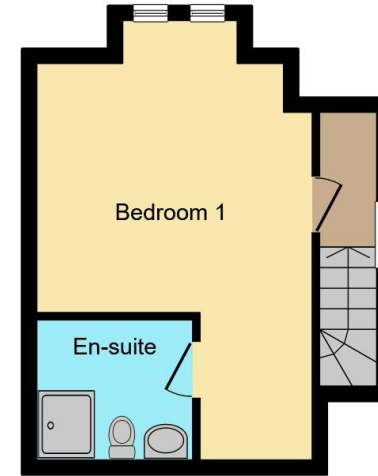




Ground Floor



First Floor



Second Floor

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

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EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313332



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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