

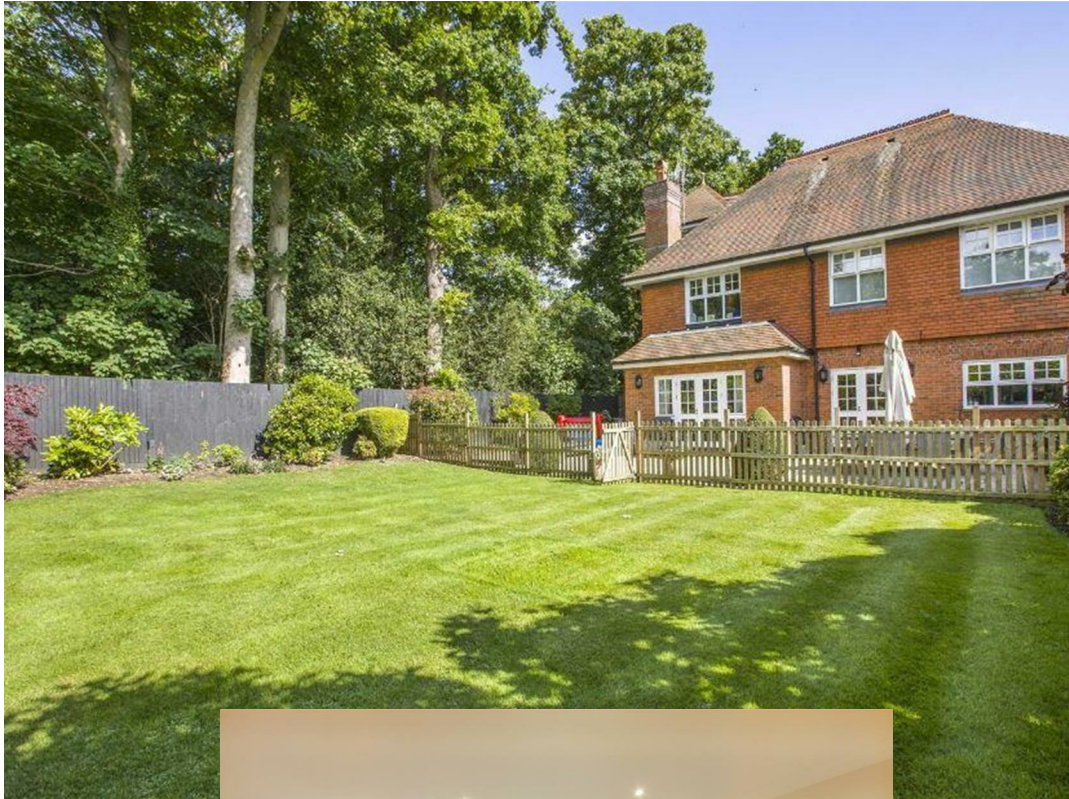


AITCHISONS

selling homes since 1935

Holbrook Gardens, Watford, WD25 8AB

Asking Price £1,795,000 Freehold



An immaculate 5 BEDROOM, THREE BATHROOM (TWO EN SUITE) DETACHED family home approx 3500 sq ft/ 325 sq m finished to exacting specifications by Octagon Homes, situated on the award winning Wall Hall development. Set within 55 acres of grounds and boasting resident's gym, tennis court, children's play area and delightful paths and trails.

The accommodation comprises: entrance hall, family room, drawing room, spacious kitchen/diner, reception room, utility room and guest cloakroom. Whilst above on the first floor is the principal bedroom with fitted wardrobes and an en suite bathroom. Bedroom two with an en suite, together with two further bedrooms and a family bathroom. On the top floor is bedroom five together with a large study.

To the front, the drive allows parking for several cars and leads to the garage. The rear GARDEN is a south west facing garden with an expansive patio.

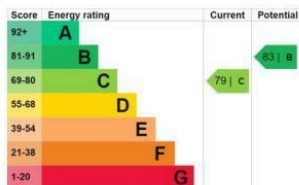
- Award Winning Wall Hall development in 55 acres of parkland, with a gym, tennis court & playground
- Gated development
- Detached family house
- 5 Double bedrooms, three bathroom, 2 en suite
- Well presented
- Garage and off street parking
- Freehold
- Gas central heating, mains drainage, EPC C , Council tax band H





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Approximate Gross Internal Area 3500 sq ft – 325 sq m
 Ground Floor Area 1457 sq ft – 135 sq m
 First Floor Area 1378 sq ft – 128 sq m
 Second Floor Area 665 sq ft – 62 sq m

FREEHOLD
Local Authority – Hertsmere
Council Tax Band - H



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com
 Website: susmansestates.com

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IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Aitchisons (nor its joint agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating

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