



**Watford**

In Excess of **£900,000**

proffitt  
& holt





## Courtlands Drive

### Watford

This attractive five-bedroom, three bathroom detached family home which is located on Courtlands Drive, close to local amenities, Watford Town Centre and reputable schools.

The property comprises an entrance porch which opens into the entrance hallway with stairs to the first floor and gives access to all rooms downstairs. The 'hub' of this spacious property is the open-plan kitchen/dining room, which is the perfect space for entertaining and has a set of Bi-Folding doors which open out to the rear garden; making this room bright and airy. Just off the kitchen is a great play room/TV room; ideal for families with young children. There is a separate cosy sitting room with a feature brick fireplace which overlooks the front aspect of the property. The convenient shower room and study completes the downstairs accommodation. On the first floor, there is a spacious master bedroom which benefits from an en-suite shower room. The remaining four bedrooms are all served by the family bathroom. The rear garden offers a private and peaceful setting, mainly laid to lawn with a spacious decking area, ideal for outdoor dining and socialising. There is a large detached outbuilding to the rear of the garden, which is a perfect summerhouse or useful space for additional storage.

The location is well-suited for families, with reputable schools like Nascot Wood Junior School nearby, as well as Cassiobury Park and Watford Town Centre.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



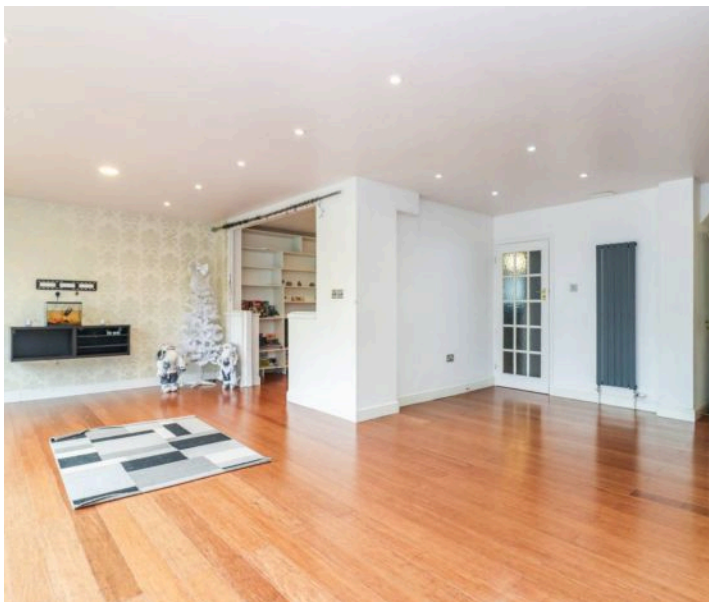


## Courtlands Drive

### Watford

The property is Ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- No upper Chain
- Detached Family Home
- Five Bedrooms
- Three Bathrooms
- Four Reception Rooms
- Large Rear Garden
- Spacious Driveway
- Detached Outbuilding in Rear Garden





**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

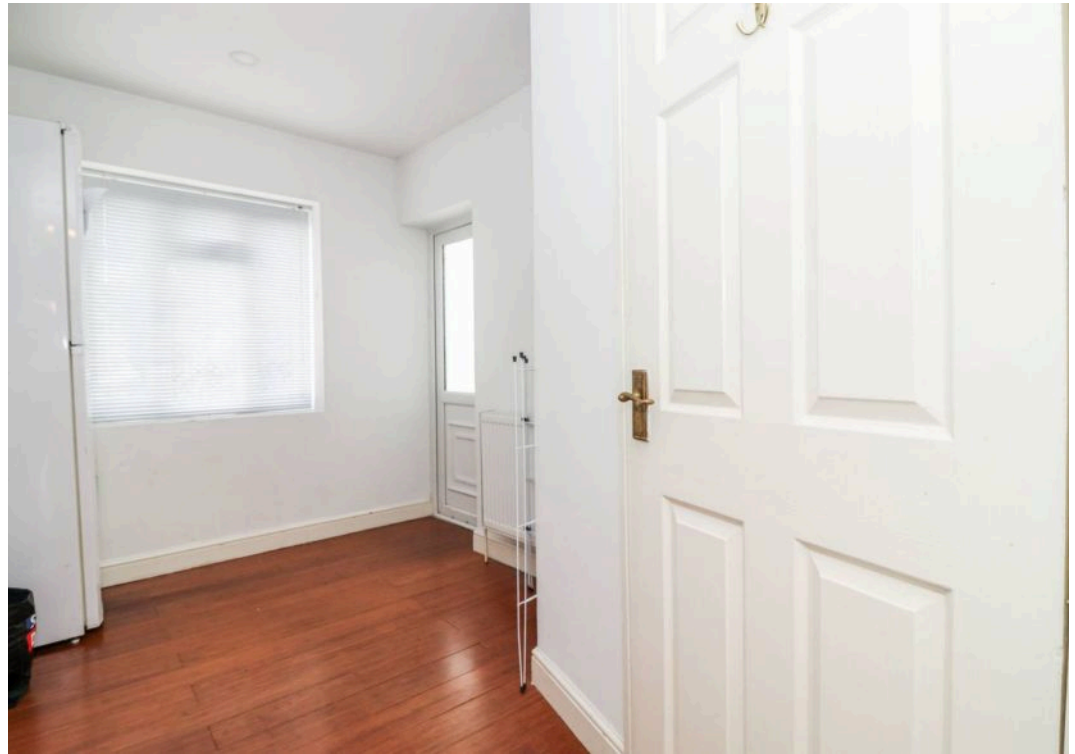
### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

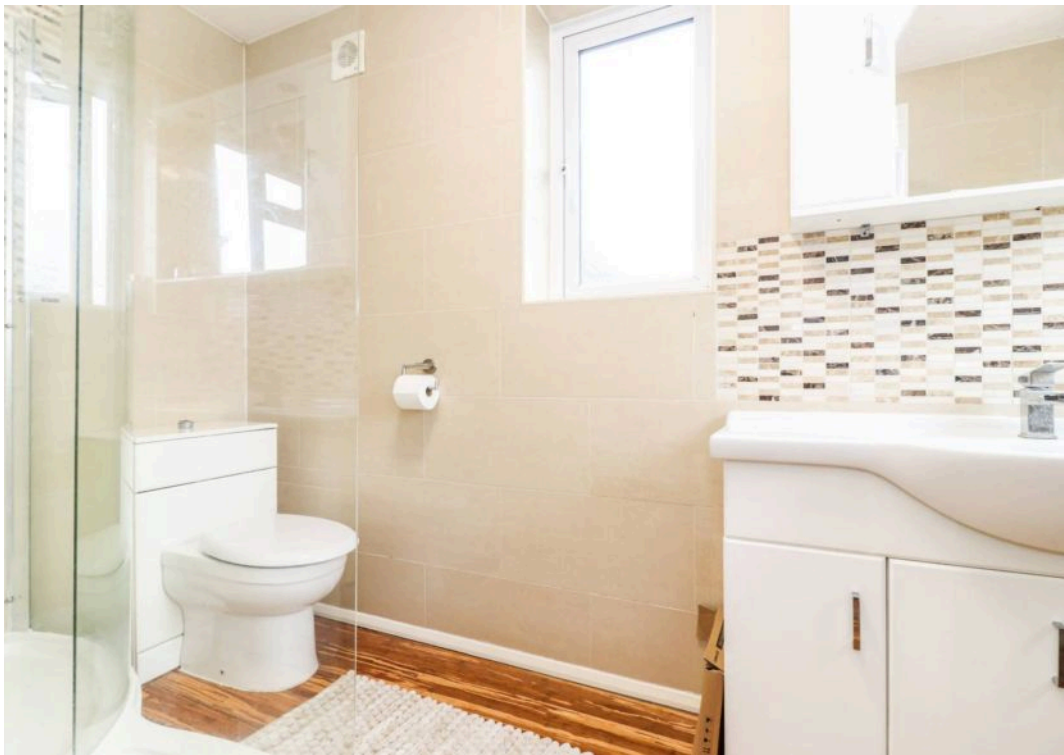
### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



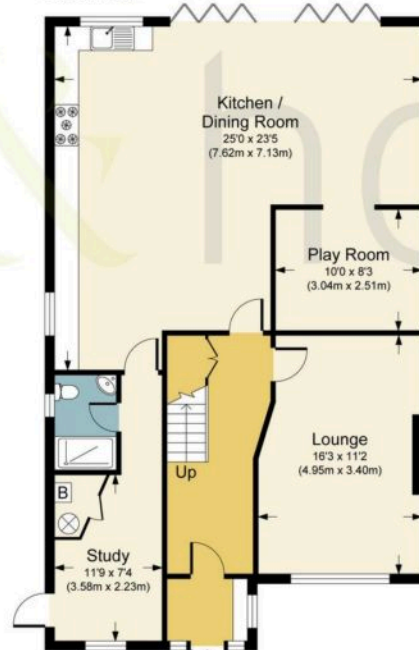




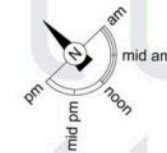




First Floor



Ground Floor



COURTLANDS DRIVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1833.74 SQ FT / 170.36 SQ M  
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## Proffitt & Holt – Watford

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