



Fairview Drive, Watford

Guide Price £975,000

proffitt
& holt





Fairview Drive

Watford



Proffitt & Holt are delighted to present this beautifully appointed and deceptively spacious four-bedroom chalet bungalow, located on the highly regarded Fairview Drive on the borders of Nascot Wood. Offering over 2,250 sq. ft. of flexible accommodation, this impressive home has been thoughtfully extended and stylishly updated, combining generous proportions with contemporary finishes throughout.

Upon entering, the hallway provides access to a large double bedroom with bay window to the front, a sleek and modern bathroom featuring both a separate bath and walk-in shower, the stylishly refitted kitchen with feature central island and stylish matte-finish cabinetry, and a formal dining room with French doors opening onto the rear garden. The hallway also leads into a substantial dual-aspect lounge/dining room measuring over 22 feet in length — a superb space for relaxing or entertaining — which in turn opens into an office / playroom, which could be used as an additional bedroom, ideal for guests or multi-generational living. Upstairs, the property continues to impress with three further bedrooms, including a particularly spacious principal bedroom measuring over 19 feet with vaulted ceilings and ample storage. This room benefits from a modern en suite shower room, walk-in wardrobe and access to additional eaves storage.

Externally, the property enjoys a large and beautifully maintained rear garden, with an expansive lawn and generous patio area perfect for outdoor entertaining. At the end of the garden sits a detached summer house, offering potential as a home office, gym or studio. To the front, a wide driveway provides off-street parking for several vehicles and leads to an integral garage.

Ideally situated within a sought-after residential area, the property is conveniently close to excellent schools, transport links, local amenities and green open spaces. Properties of this quality and scale in such a prime location are rarely available, and internal viewing is highly recommended to appreciate everything this home has to offer.



Fairview Drive

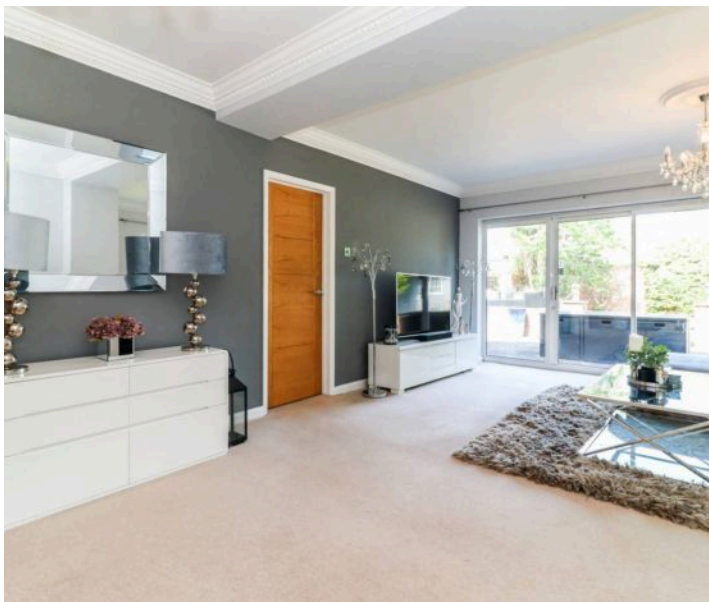
Watford



Ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Harlequin Shopping & Leisure Centre, two theatres, Watford Colosseum, and numerous restaurants. Both Watford Metropolitan Line and Watford Junction stations provide fast and frequent services into London. M25 & M1 motorways are typically, within a drive of 5-10 minutes. Also, close-by is the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants plus the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

Council Tax Band: F/Tenure: Freehold/EPC-EER: C

- Detached chalet bungalow
- Four bedrooms
- Three reception rooms
- Family bathroom
- Kitchen with integrated appliances
- Principle bedroom with ensuite and walk-in wardrobe
- Driveway parking for several vehicles plus garage
- Large rear garden
- Versatile summer house
- Impeccably presented throughout





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.

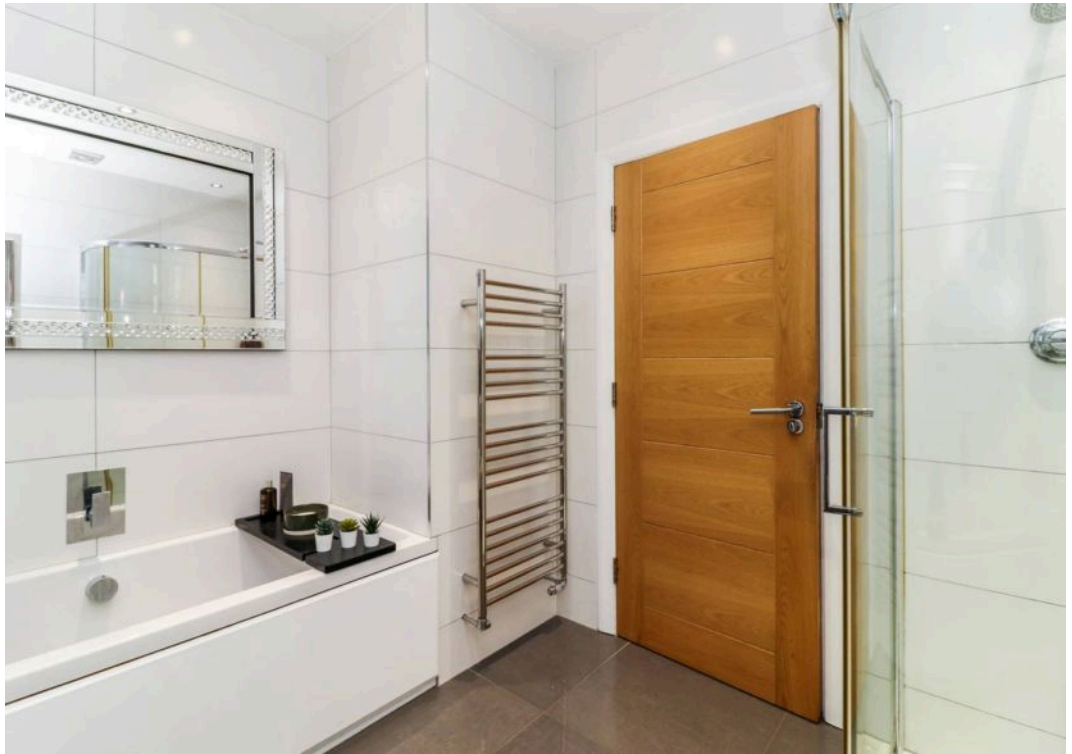
Fixtures and Fittings

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











FAIRVIEW DRIVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2259.23 SQ FT / 209.89 SQ M. INC. GARAGE, OUTBUILDING

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Proffitt & Holt – Watford

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