



## Shepherds Road, Watford, WD18 7HU

### **£4,250 Per Calendar Month**

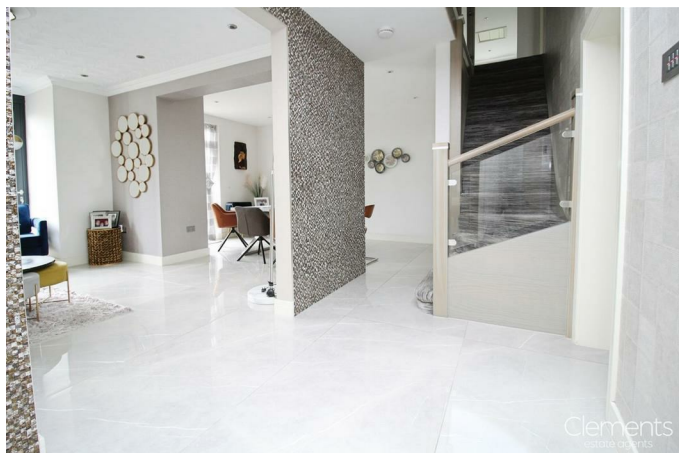
Located on the desirable Cassiobury Estate in Watford, this impressive detached home offers a perfect blend of space, comfort, and convenience. Boasting SIX generously sized bedrooms, this house is ideal for families seeking room to grow. The property features numerous well-appointed reception rooms, providing ample space for relaxation, entertaining, or family gatherings.

The house is presented in excellent decorative order, ensuring that you can move in with ease and enjoy the stylish interiors from day one. With modern bathrooms, morning routines will be a breeze for everyone in the household.

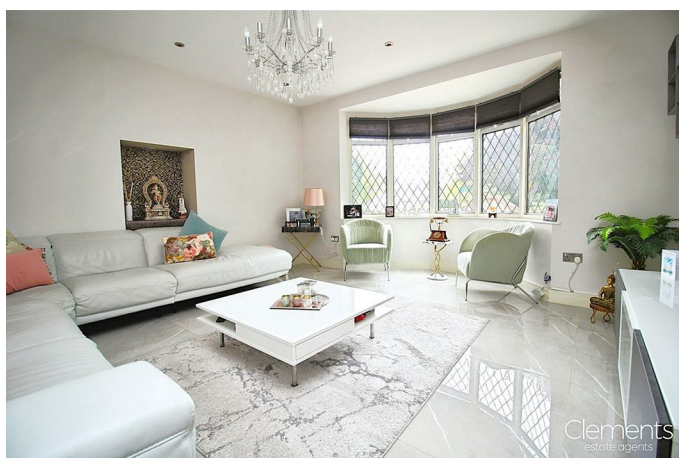
Location is key, and this home does not disappoint. It is conveniently situated close to the esteemed Watford Boys Grammar School, making it an excellent choice for families prioritising education. Furthermore, the Watford Met Line tube station is within easy reach, providing quick access to London and beyond. **VIEWING ESSENTIAL!**



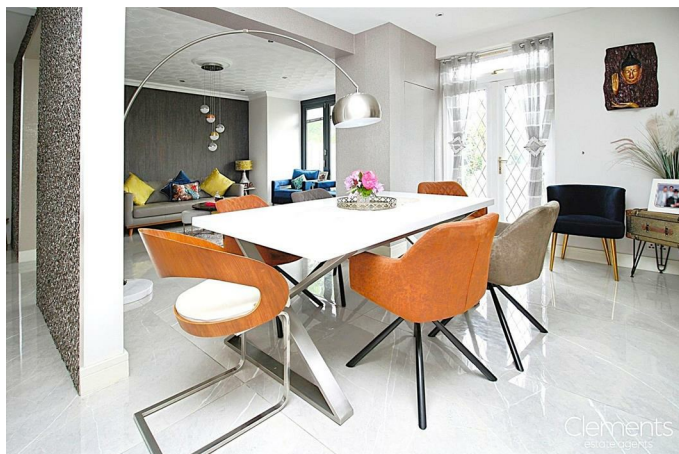
**FRONT DOOR TO :  
ENTRANCE HALLWAY**



**SITTING ROOM 14'5 x 12'2 (4.39m x 3.71m)**



**DINING ROOM 15'9 x 10'6 (4.80m x 3.20m)**



**SITTING ROOM 16'9 x 14'1 (5.11m x 4.29m)**

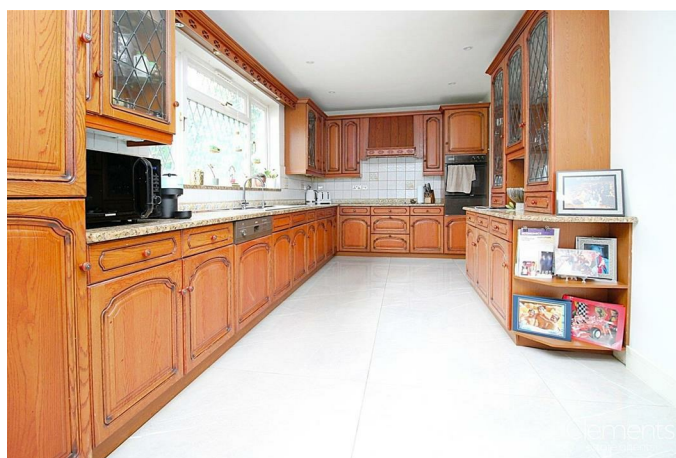


**STUDY 17'5 x 9'2 (5.31m x 2.79m)**



**UTILITY ROOM 9'2 x 7'7 (2.79m x 2.31m)**

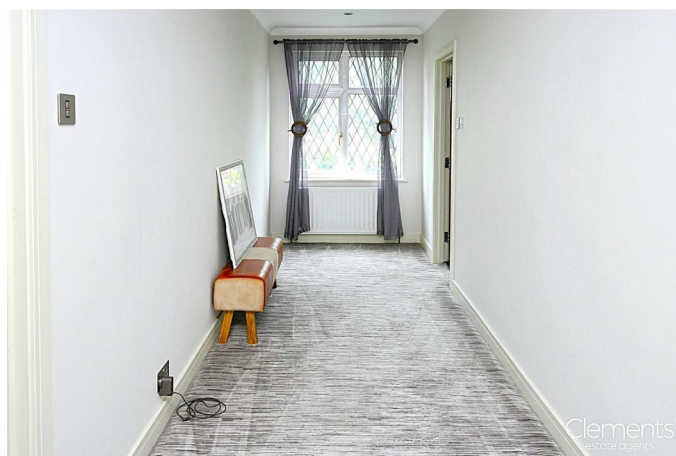
**KITCHEN 29'2 x 9'2 (8.89m x 2.79m)**



**LOBBY**

**SECOND UTILITY ROOM 12'2 x 5'7 (3.71m x 1.70m)**

**FIRST FLOOR LANDING**





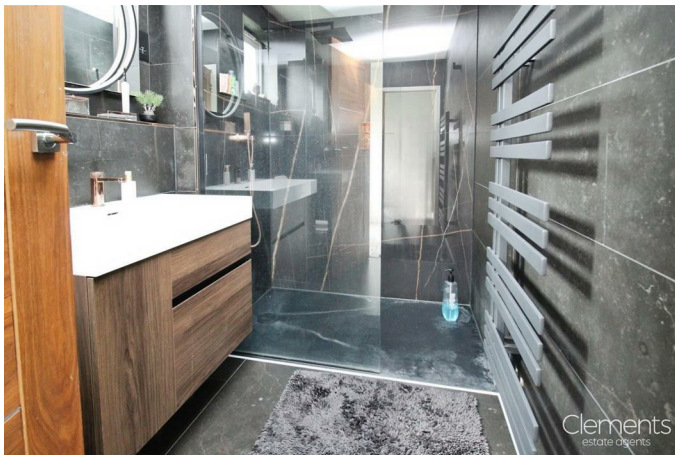
**BEDROOM 1 18'4 x 12'6 (5.59m x 3.81m)**



**BEDROOM 3 14'1 x 14'1 (4.29m x 4.29m)**



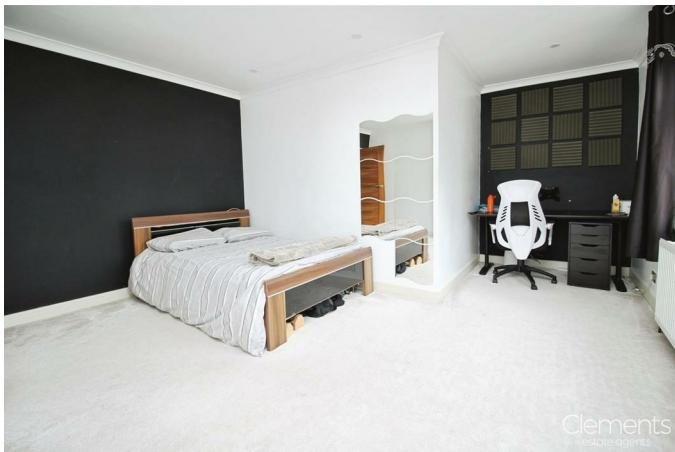
**SHOWER ROOM**



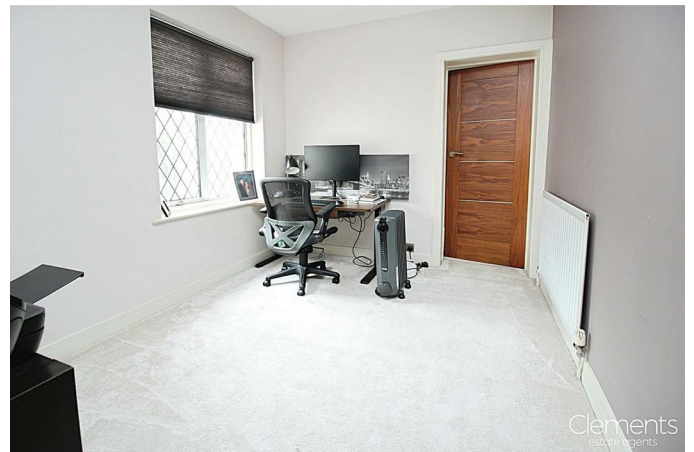
**BEDROOM 4 13'9 x 10'2 (4.19m x 3.10m)**



**BEDROOM 2 18'4 x 14'9 (5.59m x 4.50m)**



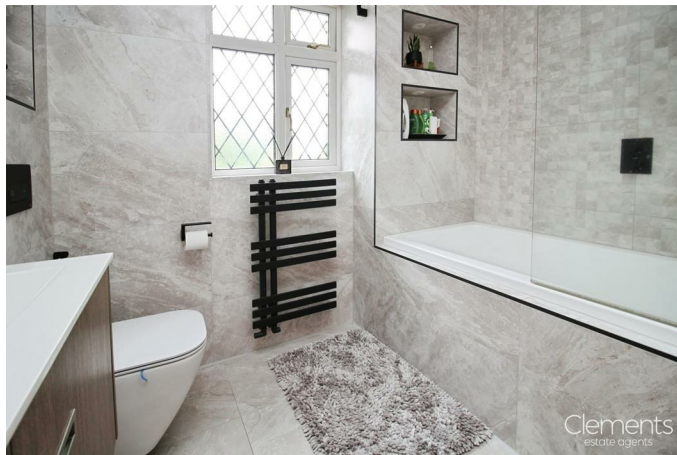
**BEDROOM 5 13'9 x 8'6 (4.19m x 2.59m)**



**BEDROOM 6 15'5 x 8'10 (4.70m x 2.69m)**



## BATHROOM



## OUTSIDE



## FRONT GARDEN



**INTEGRAL DOUBLE GARAGE 18'1 x 17'9 (5.51m x 5.41m)**

## REAR GARDEN

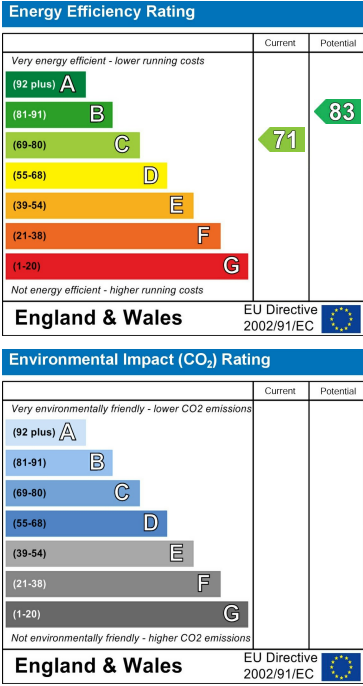
Floor Plan



Area Map



Energy Efficiency Graph



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