



Tolpits Lane, Watford WD18 7ST

Located on Tolpits Lane is this beautiful five bedroom semi-detached family home. The property is offered to the market in excellent condition as it has been beautifully maintained by its current owners. Upon entrance you will find a front reception room / lounge, a utility room, two downstairs shower rooms, a downstairs bedroom and a stunning open plan kitchen / dining / living room that provides patio doors opening out to the well maintained private rear garden, perfect for entertaining. Upstairs consists of four good sized bedrooms of which the master bedroom benefits from its own en suite bathroom and there is also an additional shower room off the landing. Further features include a driveway, side access, double glazing, gas central heating and plenty of storage space inside and out.

Location is perfect with Watford Station only 0.7 miles away, ideal for commuters. Local shops, schools, bus stops and all other amenities are close by. Major road links such as the M1, M25 and A41 are all within easy access from the property. Don't miss out on this fantastic property and call us today to book your viewing.





Ground Floor



First Floor

Entrance

Reception Room / Lounge

11' 5" x 9' 11" (3.48m x 3.02m)

Kitchen / Lounge / Diner

23' to max x 17' 3" to max (7.01m to max x 5.26m to max)

Downstairs Shower Room

5' 4" to max x 4' 7" to max (1.63m to max x 1.40m to max)

Utility Room

10' 2" x 8' 9" (3.10m x 2.67m)

Downstairs Shower Room

6' x 4' 2" (1.83m x 1.27m)

Bedroom Four

9' 11" x 8' 9" (3.02m x 2.67m)

Landing

Bedroom One

12' to max x 8' 9" to max (3.66m to max x 2.67m to max)

En Suite Bathroom

6' 4" x 4' 6" (1.93m x 1.37m)

Bedroom Two

11' 11" x 10' 9" (3.63m x 3.28m)

Bedroom Three

10' 10" x 9' 11" (3.30m x 3.02m)

Bedroom Five

11' x 6' 2" (3.35m x 1.88m)

Shower Room

6' 8" x 6' (2.03m x 1.83m)

Rear Garden

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Tolpits Lane, Watford

- Five Bedroom Semi-detached Family Home
- One Bathroom & Three Shower Rooms
- Beautifully Decorated Throughout
- Excellent Living Accommodation Throughout
- Driveway
- Private Rear Garden
- 0.7 Miles To Watford Station
- Close To Major Road Links

Tenure: Freehold EPC Rating: C

Guide Price

£650,000-£675,000

“...A fantastic five bedroom semi-detached family home that is located on Tolpits Lane in West Watford. With excellent living accommodation and beautiful decor throughout this property is one not to be missed...”



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Please note the marker reflects the postcode not the actual property



Property Ref:
WAF103740 - 0002

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