

# WHEATLEY DRIVE

GARSTON, WD25



# THE DEVELOPMENT

Meticulously crafted four and five bedroom family homes exemplifying unrivalled energy efficiency and sustainability. These 'Zero Bill' properties offer open plan living with high specification kitchens and bathrooms plus exceptional bedrooms enjoying vaulted ceilings and large windows.

From the super-insulation to the triple glazed windows, Solar PV roofs with energy storage system to the state-of-the-art mechanical ventilation and heat recovery system, these brand new family homes offer sustainable living within a stylish and contemporary setting.

With underfloor heating throughout the ground floor, these homes feature an open plan kitchen / dining / living space that's perfect for entertaining and enjoying relaxed family living.

The bedrooms on the first floor offer calm and relaxing spaces. There is also a family bathroom, plus the master bedroom benefits from an en-suite shower room. The top floor opens into a large bedroom with vaulted ceiling.

Externally, there is a rear garden with decking area stepping down onto lawn with wooden cycle storage and both private and visitor parking to the front of the properties.



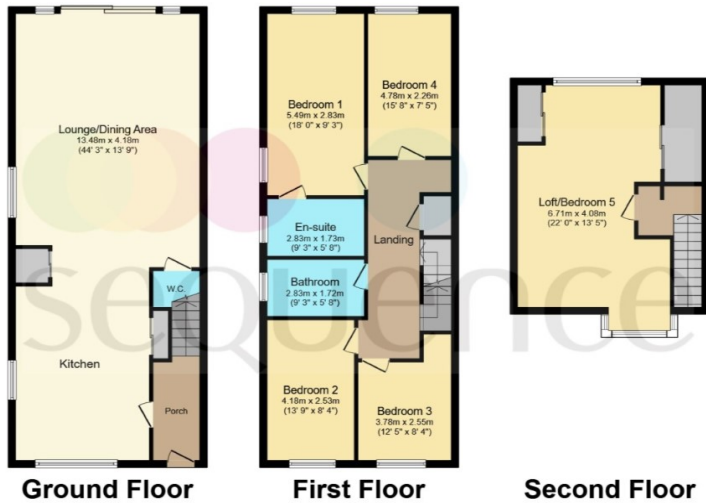
## KEY FEATURES

- > Exceptional energy efficiency and sustainability
- > Mechanical ventilation and heat recovery system
- > Triple glazed windows
- > Super insulation
- > Solar PV roof with energy storage system
- > Open plan living area with underfloor heating
- > High specification German kitchen
- > High specification bathrooms
- > En-suite to master bedroom
- > Private & visitor parking
- > Rear garden with decking area

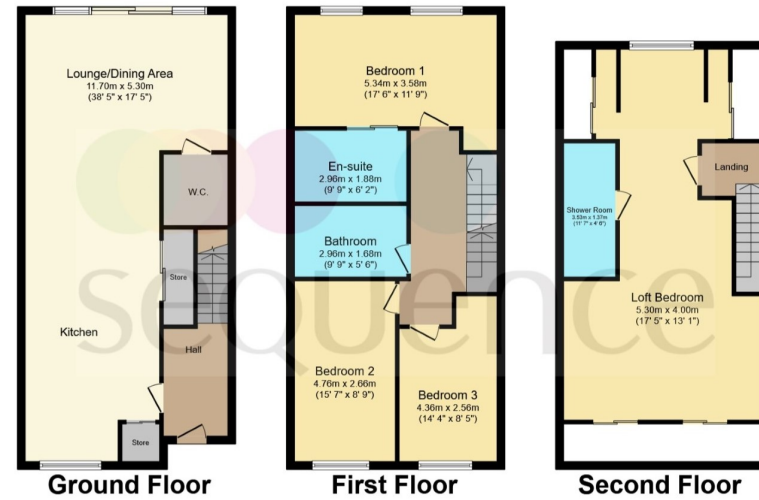


# FLOORPLANS

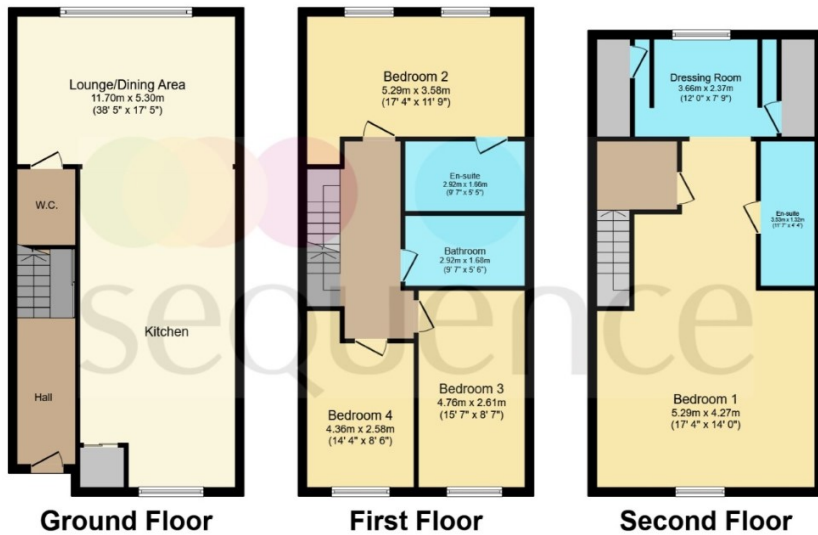
PLOT 1 - 2,013 Sq Ft



PLOT 2 & 4 - 1,711 Sq Ft



PLOT 3 & 5 - 1,711 Sq Ft



PLOT 6 - 2,013 Sq Ft





# THE LOCAL AREA

Garston is a suburban village located just outside of Watford, a popular commuter town that offers a perfect balance with Hertfordshire suburban living and fast rail connections into London.

Watford is home to a wide range of local amenities including shops, restaurants, bars and a local market as well as the Atria Shopping, Dining & Leisure Centre.

For those that enjoy spending time outdoors, Watford is home to Cassiobury Park, which, spanning over 190 acres, provides open space and woodland with various sport and recreation facilities. Nearby, the Grove Country Club offers a spa, golf course, bars, and restaurants.

Watford boasts some outstanding education options such as Watford Boys and Girls Grammar Schools, Cassiobury Junior School, and York House.

Transport options include fast Main Line services from Watford Junction to London Euston in as little as 15 minutes and Watford Metropolitan Line to Baker Street and The City. Easy access to the A41 junction connects to the M25, providing further links to national motorways and airports.



For more information or to arrange a viewing please contact the Watford office on

**01923 248 861**

[watford@brownandmerry.co.uk](mailto:watford@brownandmerry.co.uk)

104 The Parade, Watford WD17 1AW

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

