



**Sheepcot Lane, Watford, WD25 0EB**

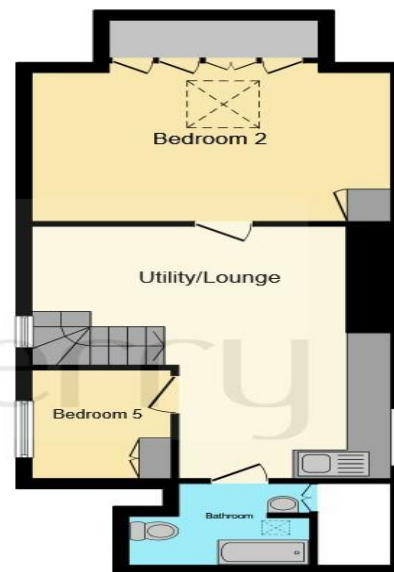
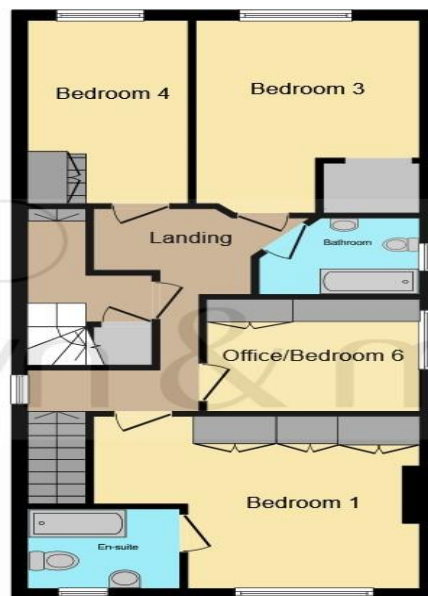
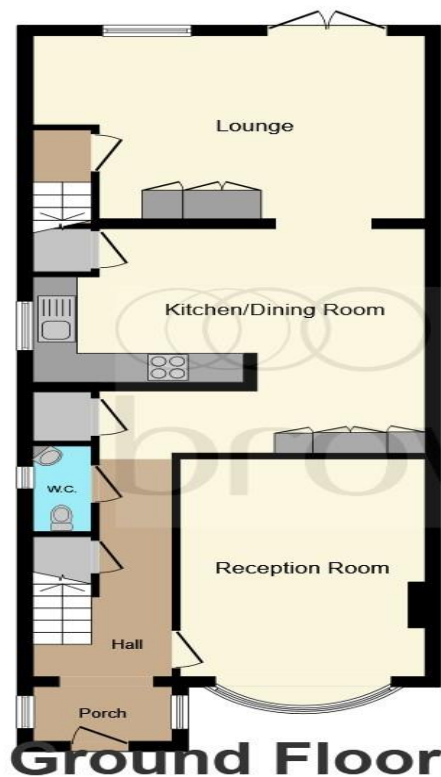


**welcome to**

## **Sheepcot Lane, Watford**

An impeccable six-bedroom detached residence on Sheepcot Lane, offering expansive reception rooms, a luxurious kitchen/dining area, vast garden, multiple bathrooms, and a four-car driveway, ideally located near prestigious schools and major transport links. Make this house your home, Call us today!





### Entrance Porch

7' 5" x 4' 3" ( 2.26m x 1.30m )

### Cloakroom

5' 10" x 2' 7" ( 1.78m x 0.79m )

### Lounge

17' 6" x 12' 8" ( 5.33m x 3.86m )

### Reception Room

17' 2" x 11' ( 5.23m x 3.35m )

### Kitchen/Dining Room

15' 5" x 14' 6" ( 4.70m x 4.42m )

### Bedroom 1

14' 8" x 14' ( 4.47m x 4.27m )

### En-Suite

6' 11" x 5' 5" ( 2.11m x 1.65m )

### Bedroom 2/Office

9' 6" x 7' 9" ( 2.90m x 2.36m )

### Bedroom 3

10' x 14' 10" ( 3.05m x 4.52m )

### Bedroom 4

7' x 12' 7" ( 2.13m x 3.84m )

### Bathroom

7' 2" x 5' 5" ( 2.18m x 1.65m )

### Bedroom 5

15' x 10' 4" ( 4.57m x 3.15m )

### Lounge/Utility

15' x 12' 1" ( 4.57m x 3.68m )

### Bedroom 6

6' 6" x 7' 3" ( 1.98m x 2.21m )

### Bathroom

8' 1" x 5' 7" ( 2.46m x 1.70m )

### Total Floor Area (from the EPC)

137 Square Metres

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Sheepcot Lane, Watford**

- 6 Bedroom Detached House
- 4 Car Driveway
- Loft Conversion
- Double Extension
- Family Home

Tenure: Freehold EPC Rating: D

**£1,000,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAF104565 - 0003

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