



Courtlands Drive, Watford, WD17 4HY

welcome to

Courtlands Drive, Watford

Chain-free, beautifully refurbished 4-bed detached on Courtlands Drive, boasting underfloor-heated open-plan living with bifold garden doors, ground-floor guest suite, home automation, EV-charging driveway, CCTV and easy motorway access.





Ground Floor

First Floor

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

Entrance

Office/Gym

12' 6" x 7' 8" (3.81m x 2.34m)

Shower Room

Lounge

36' 3" x 11' 10" (11.05m x 3.61m)

Dining Room

10' x 9' 8" (3.05m x 2.95m)

Kitchen

13' x 9' 9" (3.96m x 2.97m)

Bedroom 1

12' 9" x 7' 6" (3.89m x 2.29m)

En Suite

7' 6" to max x 3' 7" (2.29m to max x 1.09m)

Kitchen

7' 5" x 5' 7" (2.26m x 1.70m)

Bedroom 2

12' 5" to max x 9' 9" (3.78m to max x 2.97m)

Bedroom 3

11' 7" x 9' 7" (3.53m x 2.92m)

Bedroom 4

11' x 6' 8" (3.35m x 2.03m)

Bathroom

8' 2" x 7' 4" (2.49m x 2.24m)

Total Floor Area (from the EPC)

121 Square Metres

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- Detached House - Fully Refurbished to a High Standard
- Spacious Open-plan Lounge/Diner with Bifold Doors to Garden
- Ground Floor Bedroom with Private Kitchen & En-suite - Ideal for Guests or Annexe Use
- Underfloor Heating on the Ground Floor
- Modern Fitted Kitchen Leading to Additional Rear Reception Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

Offers in excess of

£900,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAF104483 - 0005

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