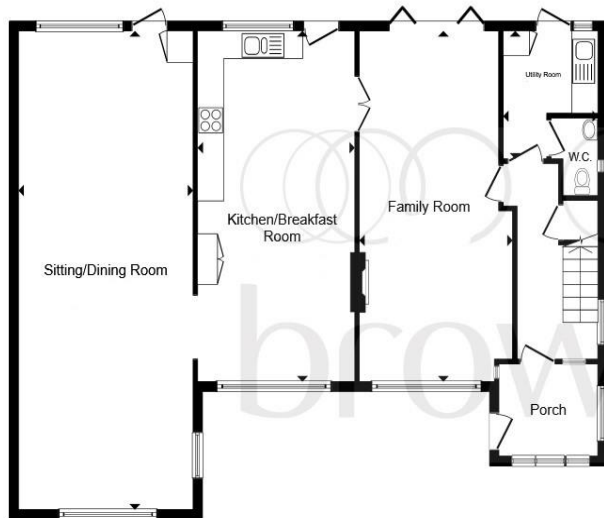




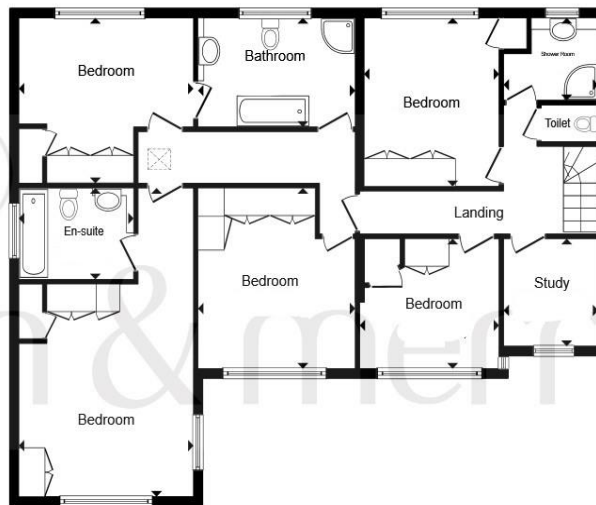
Fairview Drive, Watford WD17 4ST

Located on Fairview Drive is this immaculate 5/6 bedroom detached family home. The property is offered to the market in excellent condition and provides ample living accommodation throughout. Upon entrance you will find a spacious porch, a stunning kitchen / breakfast room, a large family / reception room with trifold doors to the garden and the original 1930's brick feature fireplace with patent chimney and a coal effect gas fire, a bright and spacious lounge / dining room, and a downstairs WC that leads onto a utility area which has an adjacent downstairs cloakroom. All rooms downstairs provide access to the beautiful private rear garden, perfect for entertaining guests. Upstairs consists of four double bedrooms and one single. All bedrooms provide build in wardrobes and additional storage units. There is also another single sized bedroom currently used as a study. You will also find three bathrooms of which one is an ensuite to the main master bedroom, another has a separate WC and the main bathroom boasts a bath tub and shower cubicle. Externally the property has a garage at the rear which is attached to a lovely garden room providing double glazing, lighting and an electricity supply. There is side access via the side gate and a stunning apple tree in the centre of the garden that supports a timber tree house. Parking is also available at the front of the property via the long driveway. Location is perfect with major road links such as the M1, M25 and A41 all within easy access. Local schools such as Cassiobury Junior and Nascot Wood Primary are both nearby boasting outstanding Ofsted ratings. The property is situated in a most convenient location 1.9 miles from Watford Junction Station and approx. 2.5 miles from Watford town centre with its excellent selection of shops, including the INTU Centre.

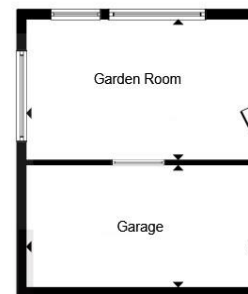




Ground Floor



First Floor



Outbuilding

Total floor area 258.0 sq. m. (2,777 sq. ft.) approx

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

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Entrance Hall

6' 1" x 13' 7" (1.85m x 4.14m)

Entrance Porch

7' 7" x 6' 4" (2.31m x 1.93m)

Utility Room

7' to max x 9' 1" to max (2.13m to max x 2.77m to max)

Lounge / Family Room

11' 6" to max x 25' 6" to max (3.51m to max x 7.77m to max)

Kitchen

12' to max x 24' 11" to max (3.66m to max x 7.59m to max)

Dining Room

12' 9" to max x 34' 11" to max (3.89m to max x 10.64m to max)

Bedroom One

21' 11" to max x 12' 11" to max (6.68m to max x 3.94m to max)

Ensuite

8' 7" to max x 6' 4" to max (2.62m to max x 1.93m to max)

Bedroom Two

13' x 12' 1" (3.96m x 3.68m)

Bedroom Three

10' 1" to max x 12' to max (3.07m to max x 3.66m to max)

Bedroom Four

13' 1" to max x 12' to max (3.99m to max x 3.66m to max)

Bedroom Five

10' 9" x 9' 7" (3.28m x 2.92m)

Bathroom

11' 9" to max x 7' 9" to max (3.58m to max x 2.36m to max)

2nd Bathroom

5' 5" to max x 7' 4" to max (1.65m to max x 2.24m to max)

Bedroom Six / Office

6' 11" x 6' 10" (2.11m x 2.08m)

welcome to

Fairview Drive, Watford

- Stunning 5/6 Bedroom Detached Family Home
- A Garage With A Garden Room
- Three Bathrooms And An Additional WC
- Modern Kitchen And Breakfast Room
- Beautiful Private Rear Garden
- Sought After Nascot Wood Location
- Two Reception Rooms
- Excellent Schools Nearby

Tenure: Freehold EPC Rating: D

Price:

£1,000,000

"...This exceptional 5/6 bedroom detached family home is located in the sought after location of Nascot Wood. The property is presented in excellent condition and offers ample living accommodation throughout..."



Please note the marker reflects the postcode not the actual property



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Property Ref:
WAF102349 - 0003

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