



8 Bellmount Wood Avenue, Watford, Hertfordshire, WD17 3BW

Guide price: £799,950 Freehold

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About the property

This three bedroom detached home is offered to the market providing a perfect opportunity for someone to really make it their own.

Within a stone's throw of Cassiobury Infant and Junior School and Watford Boys Grammar school is a short walk across the award winning Cassiobury park making this an ideal family home.

On the ground floor you will find a lounge, dining room, fitted kitchen, guests WC and a sun room. There is also access into the garage. On the first floor are three double bedrooms with the main benefitting from a balcony overlooking fields and a family bathroom. There is a lovely and well kept garden to the rear and a driveway leading to garage at the front.

The property is offered with the added benefit of no upper chain and therefore an internal viewing is highly advised.

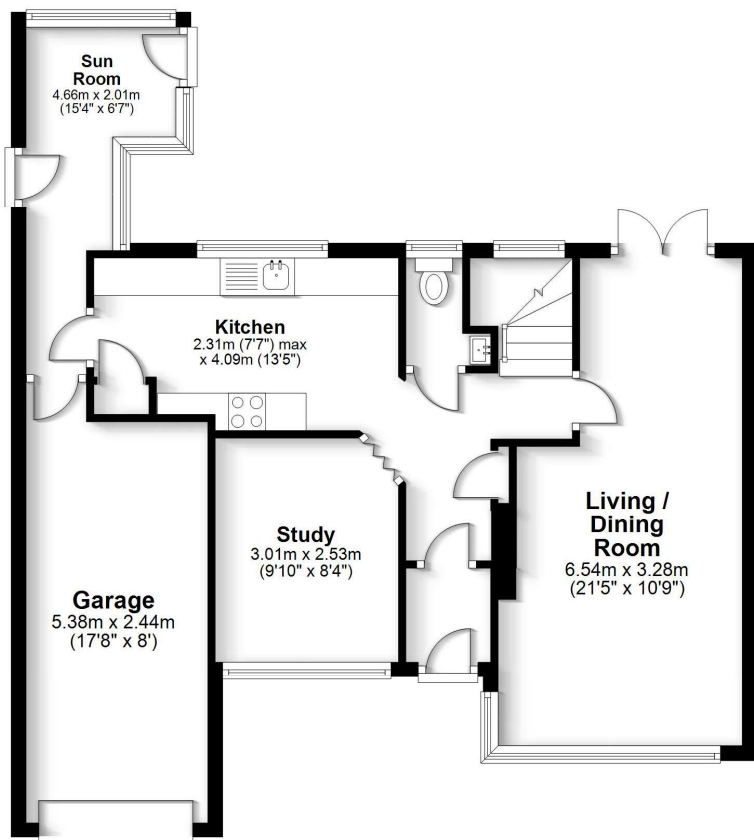


- Detached house
- Three bedrooms
- No upper chain
- Garage and driveway
- Close to park
- Close to schools



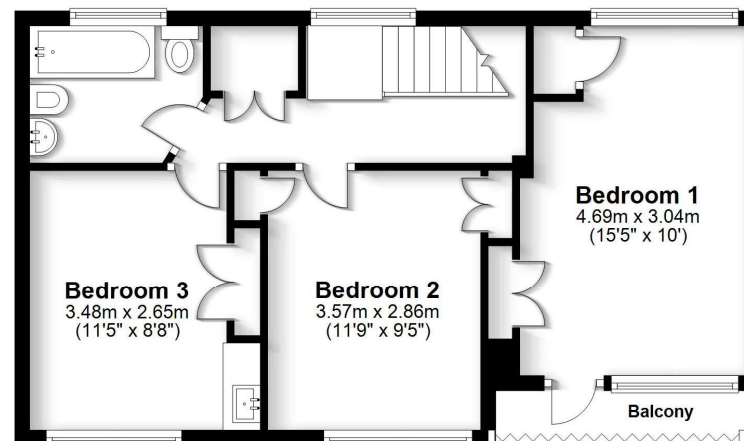
Ground Floor

Approx. 65.9 sq. metres (709.1 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band F

Approximate Floor Area: 1188sqft

Nearest Station: 1.3 miles to Watford Junction

Distance to Town Centre: 1.5 miles to Atria Watford

Nearest Motorway: 1.3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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