



12 Westwick Place, Watford, Hertfordshire, WD25 0FD

Offers in excess of £825,000 Freehold

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gardner

About the property

This four double bedroom family home is offered to the market in wonderful condition throughout and really needs to be seen to be truly appreciated. On the ground floor you will find a snug/playroom to the front, guests WC and large open plan kitchen/living/dining room to the rear of the property with bi-fold doors leading into the garden. There is also a utility room off the kitchen. On the first floor are four double bedrooms with the main benefitting from a walk in dressing area and en-suite shower room. There is a further family bathroom off the landing.

To the rear of the property is a well-kept garden with a large raised decking area leading to lawn with further seating area at the back. There is also parking for at least four/five cars to the front. Call now to book a viewing.



- Four double bedrooms
- Open plan kitchen/dining/family area
- Immaculately presented throughout
- Close to transport links
- Well-kept rear garden/patio area
- Off street parking



To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Watford Borough Council
 Council Tax: Band F
 Approximate floor area: 1824.2 sq ft
 Tenure: Freehold

Nearest Station: 2.2 miles to Watford Junction
 Distance to Town Centre: 2.5 miles to Watford
 Nearest Motorway: 3.3 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

