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Contact us for a free valuation  
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# Temptation comes in many forms...



Watford

OFFERS IN EXCESS OF £700,000

# Watford

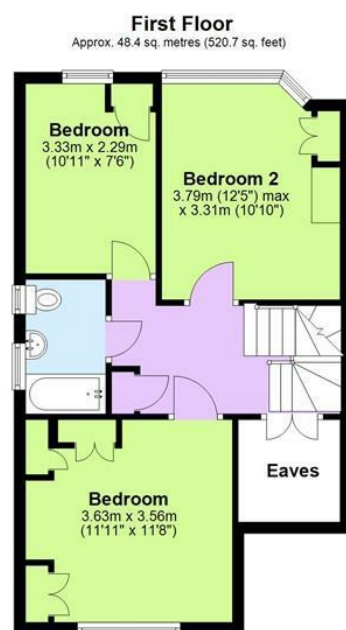
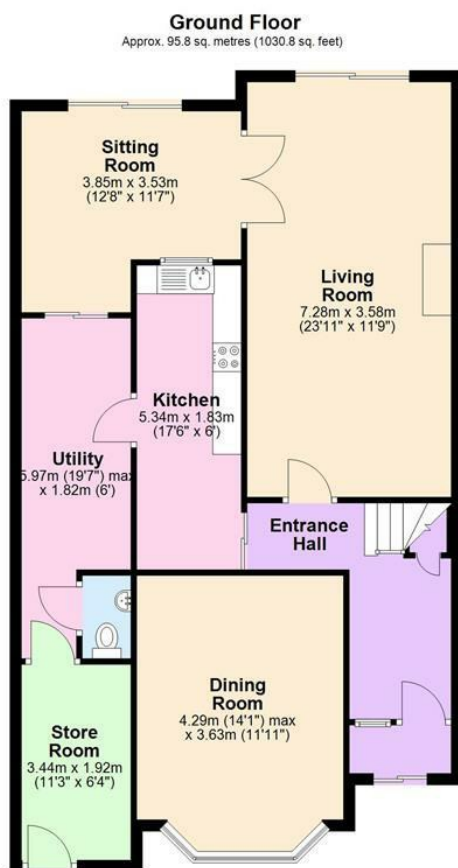
OFFERS IN EXCESS OF

£700,000

Offered for sale with complete onwards chain and excellent scope to extend further while boasting a Southerly facing rear garden approaching 200 ft in size. Approaching 1900 sq ft in size and boasting a useful attic room in addition to the three good size bedrooms. Early enquiries highly recommended.

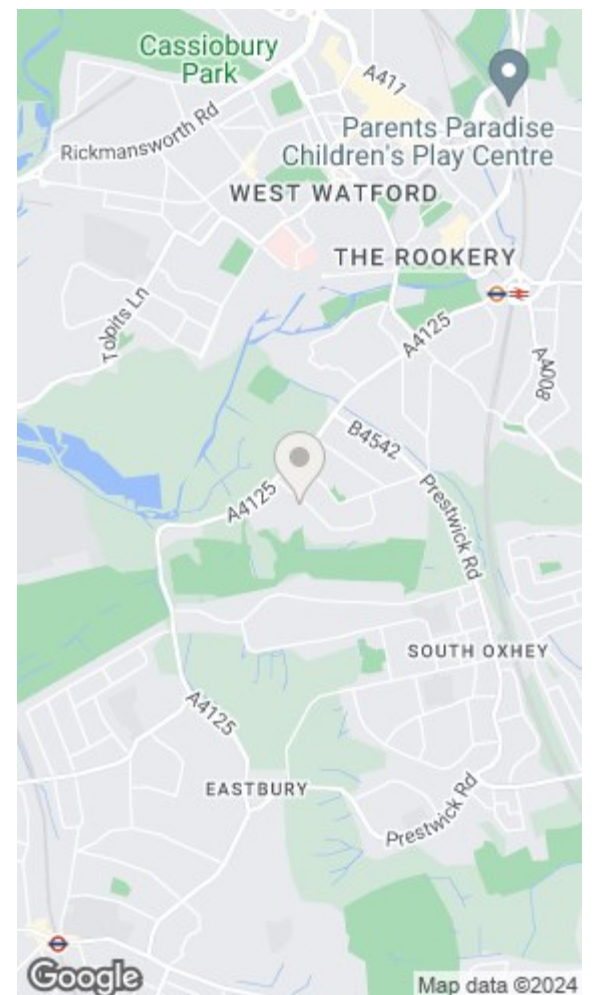


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Total area: approx. 175.4 sq. metres (1887.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
55	77		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





A wonderfully position family home on a sought after residential road and offering excellent scope for further extension STNP



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#### Ground Floor

An entrance porch has a door opening to a spacious 'L' shaped reception hallway which has stairs rising to the first floor and doors opening to the ground floor accommodation. The formal dining room is positioned at the front of the property with a bay window and feature fireplace. The principal reception room has been extended and now approaches 24 ft in length with sliding patio doors opening to the extensive rear gardens. From here another door opens to a garden room which has been set up by the current owners as a home bar but could easily be used as a breakfast room since it interlinks the utility room and the kitchen. A ground floor cloakroom completes this level.

#### First Floor

The landing of the first floor has doors opening to all three of the bedrooms and to the family bathroom which is fitted with a white three piece suite with two windows to the side. The landing also has a second staircase rising to the useful attic room which has a Velux window to the rear and a door opening to extensive storage into the eaves.

#### Outside

A paved driveway provides ample parking space and leads directly to the front door and to the door which opens to the useful store room. There is a raised flower bed with mature planting. Directly to the rear of the garden is a good size flag stone patio area. Centrally located steps lead to the main portion of the garden which is mainly to lawn and fully enclosed by a range of fencing.

#### The Location

Just 15 miles from central London, Watford is Hertfordshire's most important town in terms of entertainment, sport, business and night time economy. There are a number of challenging golf courses, a popular regional theatre, multi-screen cinemas, the Colosseum concert venue and the Warner Bros. film studio which is home to the Harry Potter tour.

There's also ample open space with the 190 acre Cassiobury Park, the rivers Gade and Colne and the Grand Union Canal, helping breathe fresh air into your day.

This is Metroland. Moor Park and Northwood stations are just a few minutes away and they will whisk you to King's Cross in London in around 40 minutes on the Metropolitan Line. As Sir John Betjeman tendered, "hearts are lighter, eyes are brighter in Metroland". You will also be handily placed for the M25, M1 and M40 motorways while Heathrow airport is 40 minutes, London Luton 30 and the private airfields of Denham and Elstree are 25 and 15 minutes away respectively.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
  2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
  3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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