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Watford

GUIDE PRICE £1,195,000

Watford

GUIDE PRICE

£1,195,000

A wonderful family home in excess of 2,100 sq ft which was virtually built from scratch by the current owners now offering spacious and flexible accommodation comprising 5/6 bedrooms, 4 bathrooms and a stunning 'L' shaped principal reception room with vaulted ceiling.



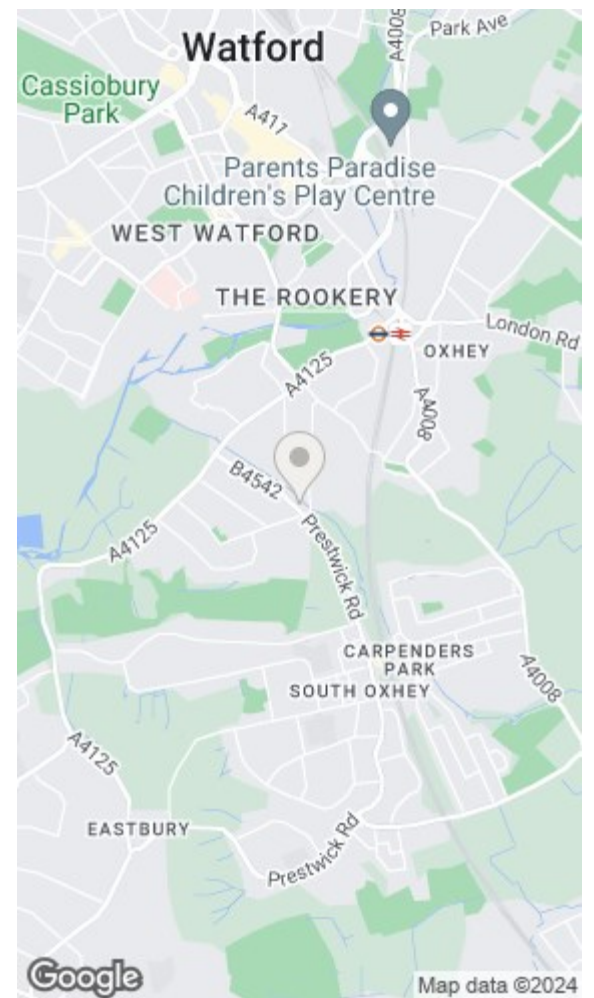
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Brookdene Avenue, Watford, WD19

Approximate Area = 2127 sq ft / 197.5 sq m
For identification only - Not to scale

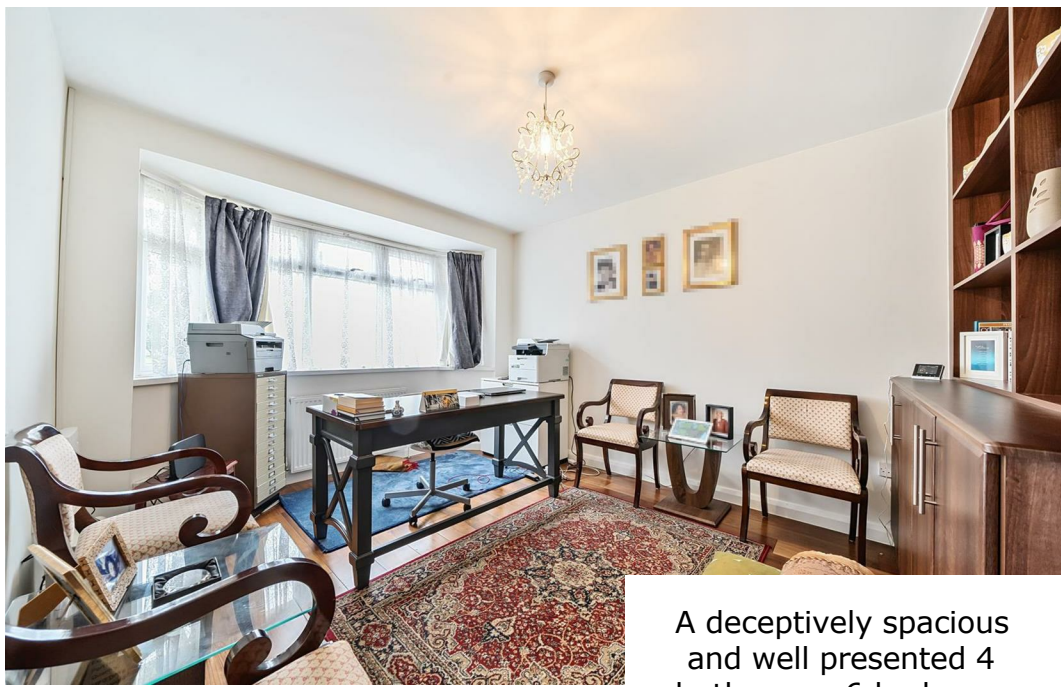


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1139291



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C		75	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions





A deceptively spacious and well presented 4 bathroom, 6 bedroom detached family home in a sought after location.



The Ground Floor
A spacious reception hall has doors either side with one opening to either the sixth bedroom or dedicated sitting room and to the other side another bedroom with both ensuite shower room and walk in dressing room. Moving down the hallway an inner lobby has stairs rising to the first floor with a cloakroom under. A door to the right hand side then opens to the kitchen/breakfast room which has a walk in pantry cupboard and a door opening to the side. At the rear of the property is the most stunning main reception room which has a vaulted ceiling and is 'L' shaped with a dedicated dining area and an extensive seating space. From here bifold doors which span almost the entire width of the property open to the rear garden,

First Floor
Rising to the first floor an exceptionally spacious landing area opens to the family bathroom which serves two of the first floor double bedrooms while the other two double bedrooms at this level are well catered for by ensuite bathrooms.

Outside
The front of the property benefits from a dual entry driveway providing ample parking with a lawned area to the centre. Gated pedestrian access to the side leads to the rear garden which is mainly laid to lawn and fully enclosed by fencing with a wonderful raised patio area directly to the rear of the house.



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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.

Carpenders Park station is 0.5 miles from the property offering London Overground Service to Euston Station Central London.

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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