

Connells

Fairview Drive
Watford

Fairview Drive
Watford WD17 4ST

for sale guide price
£800,000







Property Description

** GUIDE PRICE £800,000 - £850,000 ** ** NO UPPER CHAIN **

Situated in the sought-after Nascot Wood area, this impressive five-bedroom detached family home offers generous and versatile accommodation, ideal for growing families. Set on a quiet residential road, the property is conveniently located close to excellent schools, transport links and local amenities, and benefits from a large driveway, two bathrooms and a private low-maintenance garden.

The ground floor features a welcoming entrance hall, spacious living room, modern fitted kitchen/dining room, a separate utility room and a contemporary shower room/WC. Patio doors open onto the private rear garden with outdoor storage, a brick-built shed and side access.

Upstairs, the property offers five generously sized bedrooms, all served by a family bathroom, providing versatile accommodation to suit growing families. The property also benefits from an accessible loft space, which presents excellent scope for conversion or further extension (STPP).

Externally, the property offers ample off-street parking and an enclosed, easy-to-maintain rear garden.

Ideally positioned close to The Grove Hotel and Championship Golf Course, Warner Bros. Studios Leavesden, Watford Junction Station and the A41, the property also enjoys easy access to Watford town centre, local parks and highly regarded schools.

Combining spacious accommodation with a prime location, this excellent family home is not to be missed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Shower Room

Living Room

Dining Room

Kitchen

Utility Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Five

Bathroom

Outside

Front Garden

Rear Garden







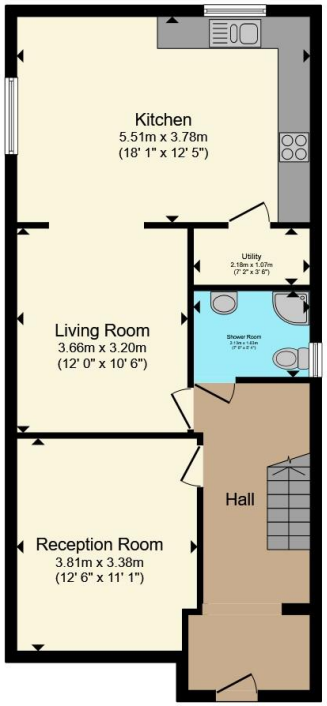




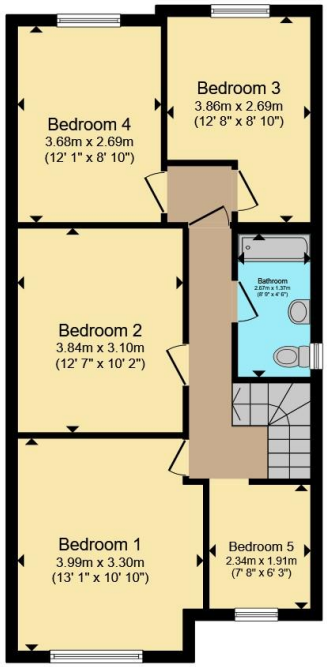








Ground Floor



First Floor

Total floor area 129.7 m² (1,396 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315519

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.