



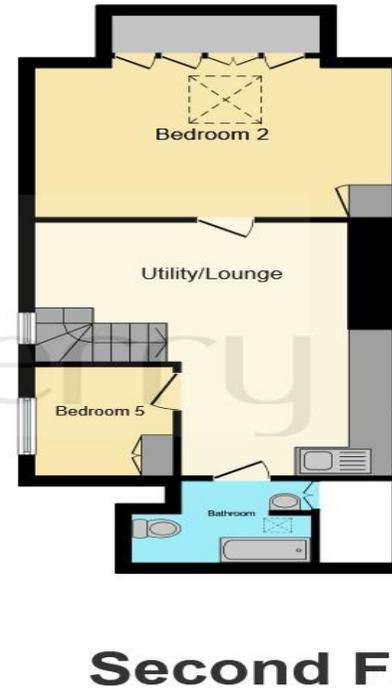
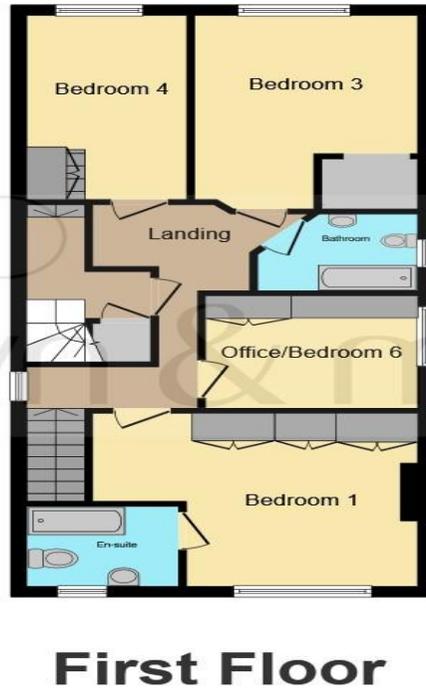
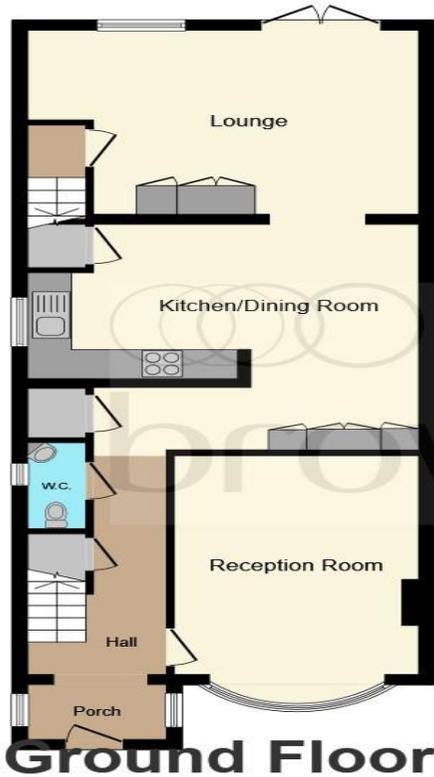
**Sheepcot Lane, Watford, WD25 0EB**

**welcome to**

**Sheepcot Lane, Watford**

An impeccable six-bedroom detached residence on Sheepcot Lane, offering expansive reception rooms, a luxurious kitchen/dining area, vast garden, multiple bathrooms, and a four-car driveway, ideally located near prestigious schools and major transport links. Make this house your home, Call us today!





**Entrance Porch**

7' 5" x 4' 3" ( 2.26m x 1.30m )

**Cloakroom**

5' 10" x 2' 7" ( 1.78m x 0.79m )

**Lounge**

17' 6" x 12' 8" ( 5.33m x 3.86m )

**Reception Room**

17' 2" x 11' ( 5.23m x 3.35m )

**Kitchen/Dining Room**

15' 5" x 14' 6" ( 4.70m x 4.42m )

**Bedroom 1**

14' 8" x 14' ( 4.47m x 4.27m )

**En-Suite**

6' 11" x 5' 5" ( 2.11m x 1.65m )

**Bedroom 2/Office**

9' 6" x 7' 9" ( 2.90m x 2.36m )

**Bedroom 3**

10' x 14' 10" ( 3.05m x 4.52m )

**Bedroom 4**

7' x 12' 7" ( 2.13m x 3.84m )

**Bathroom**

7' 2" x 5' 5" ( 2.18m x 1.65m )

**Bedroom 5**

15' x 10' 4" ( 4.57m x 3.15m )

**Lounge/Utility**

15' x 12' 1" ( 4.57m x 3.68m )

**Bedroom 6**

6' 6" x 7' 3" ( 1.98m x 2.21m )

**Bathroom**

8' 1" x 5' 7" ( 2.46m x 1.70m )

**Total Floor Area** (from the EPC)

137 Square Metres

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.focalagent.com](http://www.focalagent.com)

welcome to

## Sheepcot Lane, Watford

- 6 Bedroom Detached House
- 4 Car Driveway
- Loft Conversion
- Double Extension
- Family Home

Tenure: Freehold EPC Rating: D

**£850,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104565](https://www.brownandmerry.co.uk/Property/WAF104565)



Property Ref:  
WAF104565 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Agents Note- We are advised that the title is being updated to sole ownership. These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance to ensure that it will meet your requirements.

  
brown & merry



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