



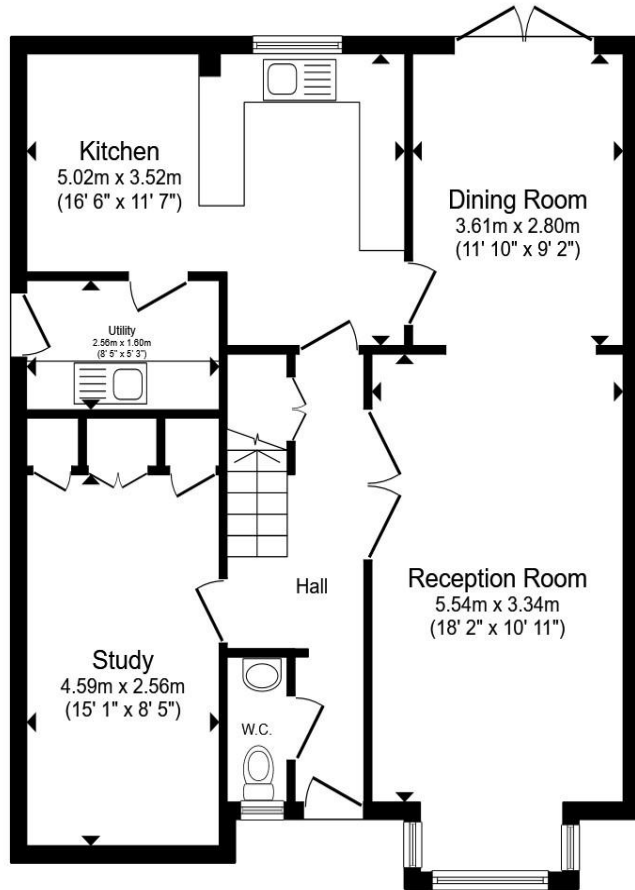
**Wellington Close, Watford, WD19 5BF**

**welcome to**

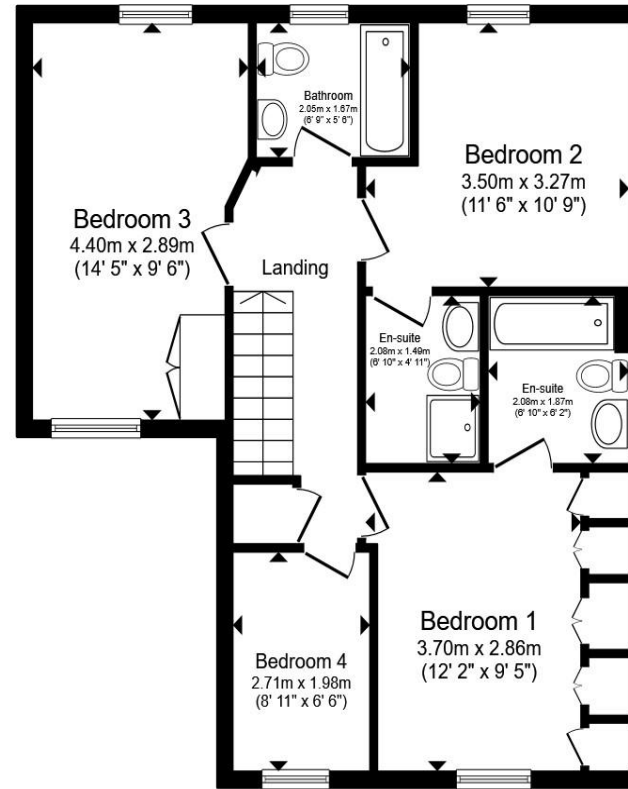
**Wellington Close, Watford**

A beautifully presented four-bedroom detached home offering elegant open-plan living, generous bedrooms and a wonderful garden, tucked away in a peaceful residential setting close to excellent schools and transport links.





**Ground Floor**



**First Floor**

Total floor area 138.0 m<sup>2</sup> (1,485 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](http://www.propertybox.io)



**Entrance**

**Wc**

**Reception Room**

18' 2" x 10' 11" ( 5.54m x 3.33m )

**Dining Room**

11' 10" x 9' 2" ( 3.61m x 2.79m )

**Kitchen**

16' 6" x 11' 7" ( 5.03m x 3.53m )

**Utility**

8' 5" x 5' 3" ( 2.57m x 1.60m )

**Study**

15' 1" x 8' 5" ( 4.60m x 2.57m )

**Bedroom 1**

12' 2" x 9' 5" ( 3.71m x 2.87m )

**En-Suite**

6' 10" x 6' 2" ( 2.08m x 1.88m )

**Bedroom 2**

11' 6" x 10' 9" ( 3.51m x 3.28m )

**En-Suite**

6' 10" x 4' 11" ( 2.08m x 1.50m )

**Bedroom 3**

14' 5" x 9' 6" ( 4.39m x 2.90m )

**Bedroom 4**

8' 11" x 6' 6" ( 2.72m x 1.98m )

**Bathroom**

6' 9" x 5' 6" ( 2.06m x 1.68m )

welcome to

## Wellington Close, Watford

- Impressive Four-Bedroom Detached Family Home in a Quiet Residential Location
- Private Driveway with Additional On-Street Parking Available
- Two Bedrooms with En-Suite Facilities, Including One Featuring a Jacuzzi Bathtub with Underfloor Heating
- Impressive Open-Plan Living and Dining Reception Space with a Separate Study
- Stylish Modern Fitted Kitchen with Newly Installed Flooring

Tenure: Freehold EPC Rating: C

Council Tax Band: G

# £835,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.brownandmerry.co.uk/Property/WAF104909) brownandmerry.co.uk/Property/WAF104909



Property Ref:  
WAF104909 - 0007

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01923 248861**



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**brownandmerry.co.uk**