



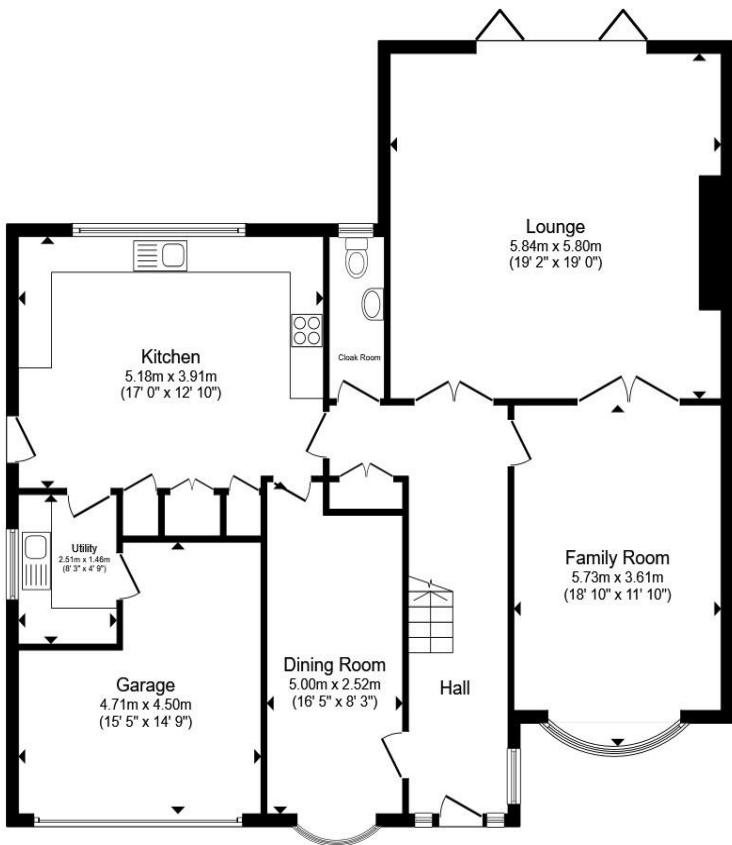
**Blackley Close, Watford, WD17 4TE**

**welcome to**

## **Blackley Close, Watford**

A distinguished five-bedroom detached home set in a peaceful cul-de-sac, offering generous proportions, contemporary finishes, bi-fold doors opening onto the garden, luxurious ground-floor comfort and beautifully arranged bedroom accommodation, with London easily reached from Watford Junction.





**Ground Floor**

Total floor area 244.9 m<sup>2</sup> (2,637 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)



**First Floor**



## Entrance

### Family Room

18' 10" x 11' 10" ( 5.74m x 3.61m )

### Lounge

19' 2" x 19' ( 5.84m x 5.79m )

### Dining Room

16' 5" x 8' 3" ( 5.00m x 2.51m )

### Kitchen

17' x 12' 10" ( 5.18m x 3.91m )

### Utility

8' 3" x 4' 9" ( 2.51m x 1.45m )

### Garage

15' 5" x 14' 9" ( 4.70m x 4.50m )

### Wc

### Bedroom 1

15' 6" x 13' 9" ( 4.72m x 4.19m )

### En Suite

7' 6" x 3' 11" ( 2.29m x 1.19m )

### Bedroom 2

16' 2" x 14' 1" ( 4.93m x 4.29m )

### Dressing Room

7' 9" x 4' 8" ( 2.36m x 1.42m )

### En Suite

7' 11" x 5' 1" ( 2.41m x 1.55m )

### Bedroom 3

12' 5" x 11' 1" ( 3.78m x 3.38m )

### Bedroom 4

12' 3" x 7' 2" ( 3.73m x 2.18m )

### Bedroom 5

12' 2" x 8' 8" ( 3.71m x 2.64m )

### Bathroom

9' 1" x 7' 11" ( 2.77m x 2.41m )

welcome to

## Blackley Close, Watford

- Substantial Five-Bedroom Detached Residence
- Private Driveway & Garage Offering Generous Off-Street Parking
- Tucked Away within an Exclusive Cul-de-Sac Setting
- Abundant Natural Light from Large Windows & Bi-fold Doors
- Three Elegantly Appointed Bathrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: G

Guide price

**£1,600,000 - £1,630,000**



**view this property online** [brownandmerry.co.uk/Property/WAF104979](http://brownandmerry.co.uk/Property/WAF104979)

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Property Ref:  
WAF104979 - 0005

Please note the marker reflects the postcode not the actual property

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