



A QUITE UNIQUE FOUR/FIVE BEDROOM DETACHED HOUSE WITH FIVE BATHROOMS – CHAIN FREE SALE



This recently extended and modernised family home offers exceptionally versatile accommodation and is situated in the heart of the highly sought after Cassiobury Estate. The stunning Cassiobury Park, town centre, Watford Underground Station, Watford Junction and the Cassiobury Infants & Nursery and Junior Schools are all within walking distance.

The ground floor is made up of an entrance hallway, two/three reception rooms, two shower rooms, large utility room and a fantastic 24'5ft x 16'2ft open plan kitchen/family room. On the first floor the master bedroom is complimented by an en-suite bathroom and dressing room. The second bedroom also has an en-suite shower room and there are two further good size bedrooms and a family bathroom.

This impressive home is complimented by first floor balconies to front and rear, a 62 ft rear garden, garage and off-road parking for several cars.



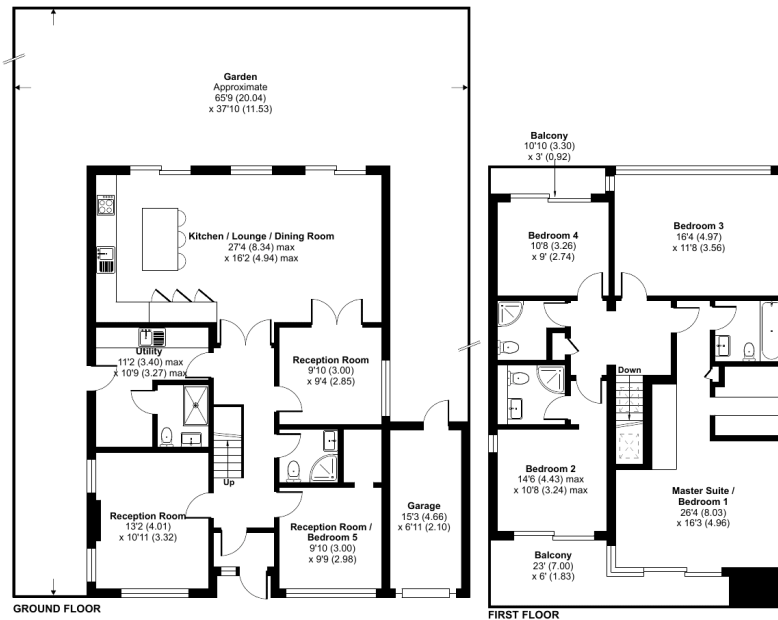
KEY FEATURES

- Off road parking and garage
- Bright, spacious and versatile accommodation
- Outstanding kitchen/dining/family room
- Architect designed
- Chain free sale
- First floor balconies to front and rear
- Highly sought after location



Bellmount Wood Avenue, Watford, WD17

Approximate Area = 2060 sq ft / 191.3 sq m
 Garage = 105 sq ft / 9.7 sq m
 Total = 2165 sq ft / 201 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 Salters Residential. REF: 1123055

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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