





A THREE DOUBLE BEDROOM DETACHED HOUSE WITH POTENTIAL FOR SIDE, REAR AND LOFT EXTENSIONS

This unique detached family home 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 (Ofsted rated outstanding) are all within walking distance.

The ground floor is made up of an entrance hallway, guest w.c., an extended primary reception room, dining room, kitchen and utility room. On the first floor there are three double bedrooms and family bathroom.

Externally, there is a private and stunning rear garden, front garden, off road parking for two cars and a garage.



KEY FEATURES

- Modernisation required throughout
- Beautiful rear garden
- Three double bedrooms
- Boiler installed 2022
- Highly sought after location
- Chain free sale
- Garage and off road parking



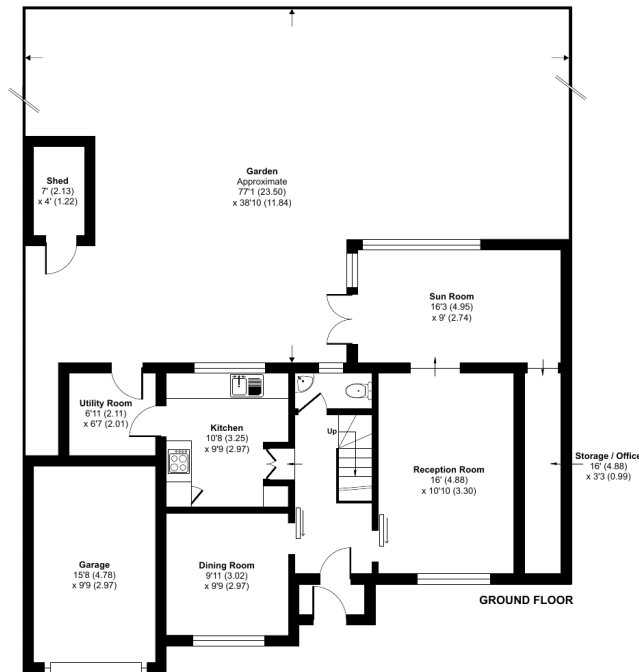
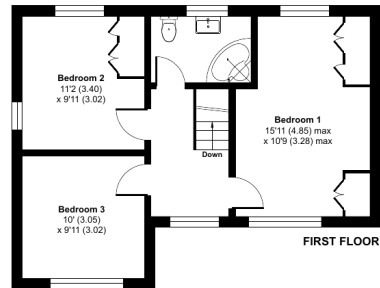
Bellmount Wood Avenue, Watford, WD17

Approximate Area = 1428 sq ft / 132.6 sq m (includes garage)

Outbuilding = 29 sq ft / 2.6 sq m

Total = 1457 sq ft / 135.3 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 2023. Produced for Salters Residential. REF: 1032905

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(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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