





## A CUL-DE-SAC LOCATED FOUR BEDROOM DETACHED HOUSE WITH AMPLE PARKING – CHAIN FREE SALE

This bright and spacious family home is situated within a very pleasant and highly sought after residential cul-de-sac and is within a short walk of some beautiful open spaces such as Cassiobury Park, Whippendell Woods and the towpaths of the Grand Union Canal. Major road links M1, M25 and A41, rail links, the town centre and a choice of highly rated schools are all within close proximity.

The ground floor is made up of a large porch, hallway, guest w.c., double aspect reception room and a 15ft 10' x 8ft 10' kitchen. On the first floor there are four good size bedrooms and family bathroom.

Externally, there is a 70ft rear garden, integral garage and off-road parking.



### KEY FEATURES

- Chain free sale
- Off-road parking
- Guest w.c.
- 70ft rear garden
- Double glazing
- Scope for front & rear extensions and garage conversion (stp)



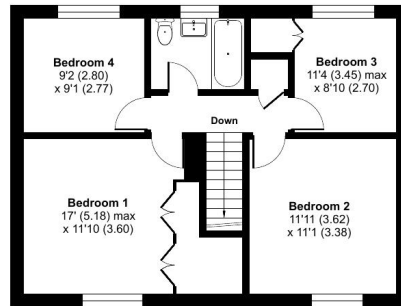
## Beechpark Way, Watford, WD17

Approximate Area = 1190 sq ft / 110.5 sq m

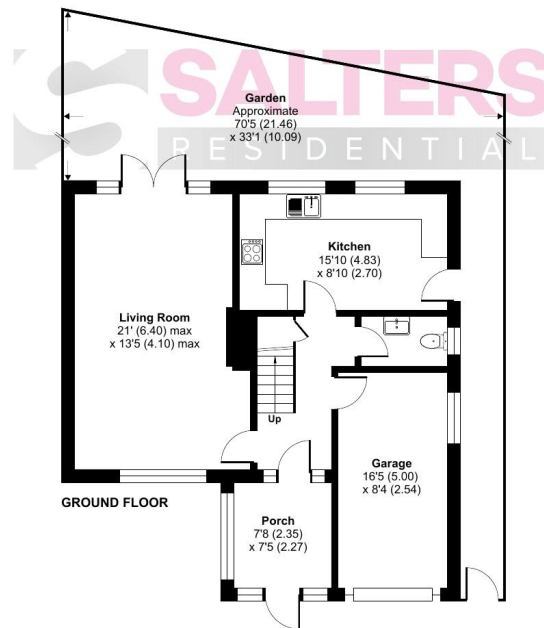
Garage = 137 sq ft / 12.7 sq m

Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2026. Produced for Salters Residential. REF: 1448482

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(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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