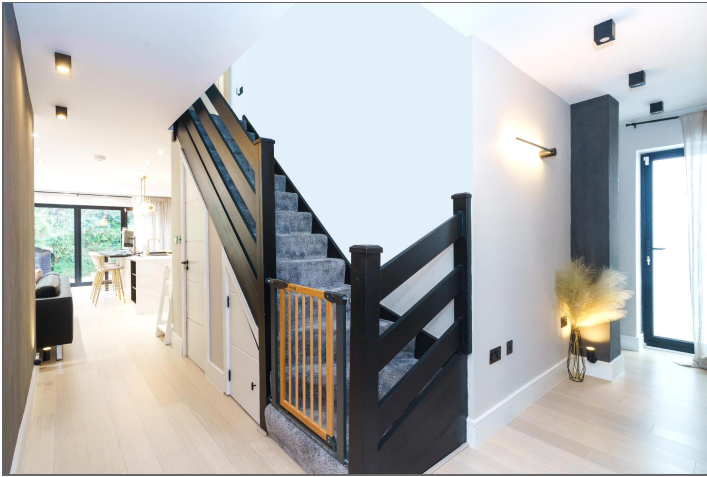






AN OUTSTANDING FOUR BEDROOM FAMILY HOME WITH A FABULOUS 21FT 3" X 20FT 6" KITCHEN/FAMILY ROOM

This stunning property offers over 1600 sq ft of luxurious living space and is situated within this quiet and pleasant residential cul-de-sac.

The ground floor is made up of an entrance hallway, an impressive open plan kitchen/family room with central island and integrated appliances, three double bedrooms and the family bathroom.

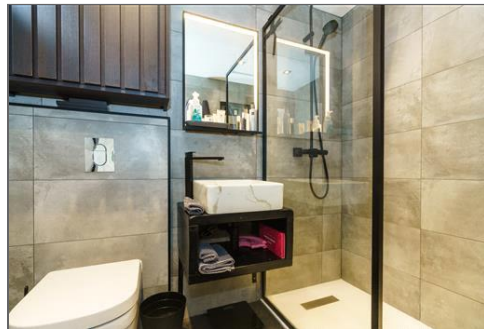
On the first floor there is a wonderful 22ft 8" x 11ft 6" master bedroom with vaulted ceiling, en-suite bathroom and separate dressing room.

Externally, there is a private south-west facing garden, garage and off-road parking.

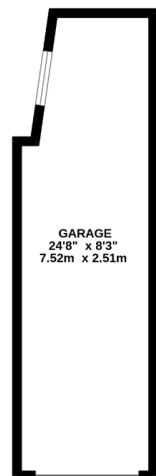


KEY FEATURES

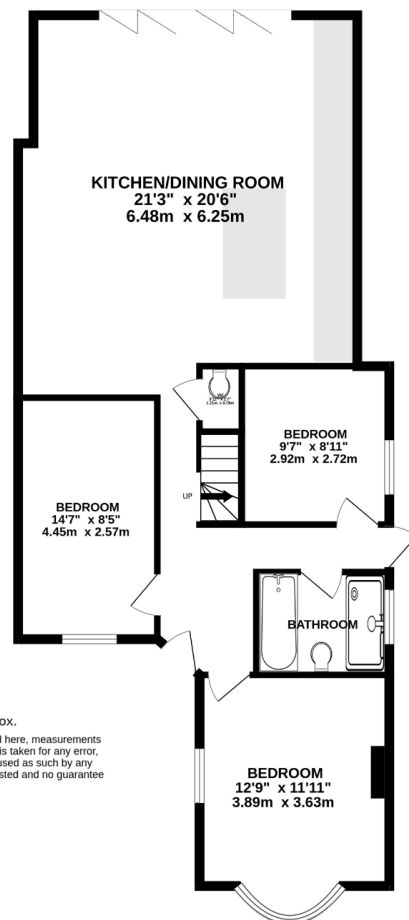
- Four bedrooms and two bathrooms
- Master bedroom with en-suite and dressing room
- Pleasant residential cul-de-sac location
- Versatile family accommodation
- Chain free sale
- Modernised to an exceptional standard
- EV charging point
- Smart home (lights + underfloor heating/thermostat)



GROUND FLOOR
218 sq.ft. (20.2 sq.m.) approx.



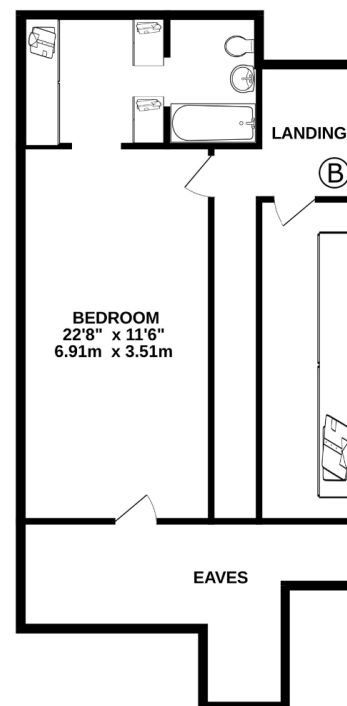
GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 1631sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	56
(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.