



ESSEX ROAD, WATFORD
HERTFORDSHIRE, WD17

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Essex Road, Watford,
Hertfordshire, WD17

OIEO £1,000,000
Freehold

 **5 Bedrooms**
 **2 Bathrooms**
 **2-3 Receptions**

Features

5 Bedrooms, 2/3 Receptions, 2 Bathrooms, Kitchen/Breakfast Room, Cloakroom, Utility, Landscaped Garden, Close to Station and Town Centre. Local Authority: Watford Borough Council, Tax Band F.

Hamptons

114 High Street
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The Property

This charming, detached Edwardian house has five bedrooms and is beautifully presented, with stylish and spacious accommodation arranged over three floors. The front door, with original stained glass, opens into the bright entrance hall with a tiled floor. An under stairs cupboard provides useful storage and there is a cloakroom with basin and WC. The sitting room has a bay window to the front and a decorative fireplace with tiled inserts surrounding an open hearth. The second reception room has a fireplace with a multifuel burner and built-in bookcases to both sides. French doors open to the rear garden and a wide opening leads into the kitchen/breakfast room. The extensive range of units has a granite work top and integrated appliances, including a ceramic sink with a Blanco boiling water tap, a five ring gas hob and two electric ovens, one a microwave combi. The flooring is attractive porcelain tiles and a side door provides access to the covered passageway. An adjacent utility room is accessed from the kitchen with space for a fridge/freezer, washing machine and a tumble dryer plus an additional sink. Upstairs on the first floor there are three double bedrooms and a single bedroom, which is currently used as a hobby room. The family bathroom, with under floor heating, has a bath, a separate walk-in shower, basin and a WC. Further stairs lead to the converted loft with a study area on the landing and a door into a room with Velux windows and a feature, high level window. There are several, low level eaves storage cupboards. An en

suite shower room has a shower, basin and WC. The house has modern double glazing and gas central heating.

Outside

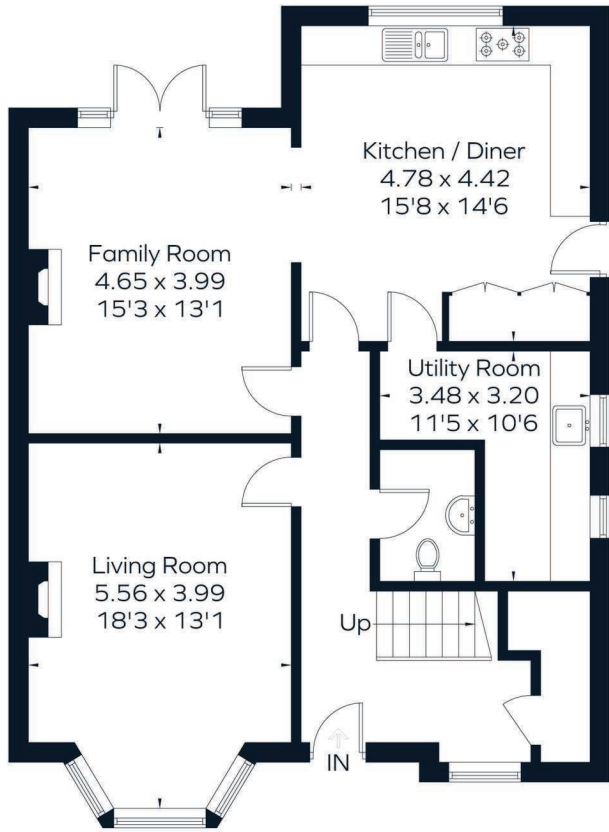
The front garden is paved with a tiled path to the front door. Locked double doors lead into a covered side passage, which is an excellent storage area, and continues to access the rear garden. The back garden has a block paved terrace spanning the back of the house plus an extended area of flagstone dining patio. There is a glazed shed and a recently constructed gazebo with electric supply. The beautifully maintained garden has been landscaped with an area of lawn and beds with a wide variety of plants and shrubs including a flowering cherry. There are timber panel fences to the boundaries.

Location

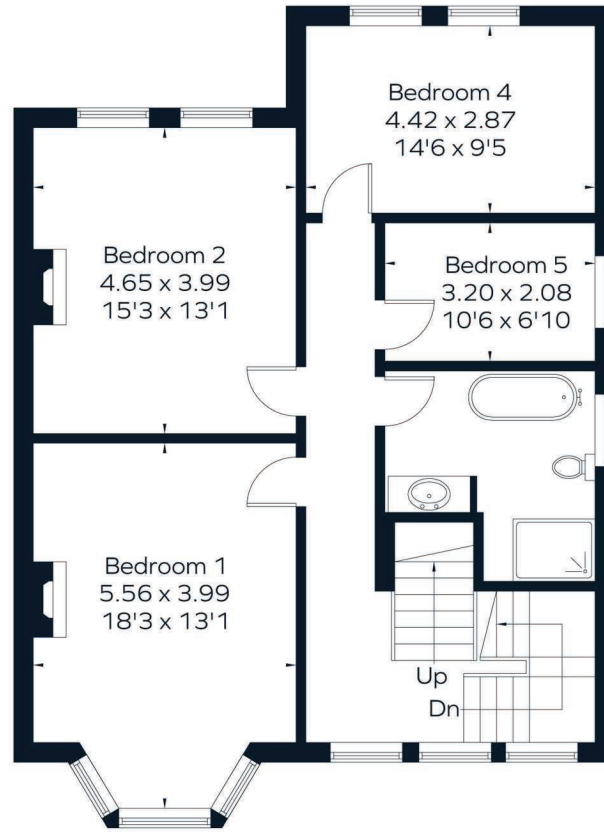
The property is located in one of Watford's most desirable residential roads. Watford town centre is 0.8 miles from the property with its excellent selection of shops, including the Atria mall. Watford Junction station is just 0.4 miles away, with mainline trains to London Euston. The M25 J.19 is 3 miles, J.20 is 3.3 miles and the M1 J.5 is 2.3 miles away to access the national motorway network and airports. There are excellent schools locally, including Watford Boys and Girls Grammar Schools. Nearby recreational and leisure facilities include the Leisure Centre and Pool, Watford Theatre and Colosseum and Cassiobury Park.

{ A CHARMING, DETACHED FIVE BEDROOM
HOUSE IN AN IDEAL LOCATION

Approximate Area = 202.7 sq m / 2182 sq ft

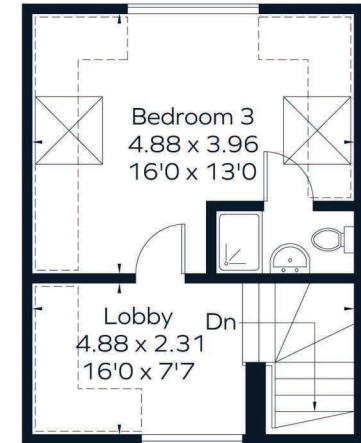


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor

Drawn for illustration and identification purposes only.
fourwalls-group.com 312211

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

