



Total area: approx. 174.2 sq. metres (1875.1 sq. feet)



Shillington Grove, Watford, WD17 4PB

£800,000 Freehold

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

www.sewellgardner.com



Rickmansworth Sales Office • 165-167 High Street WD3 1AY • 01923 776400
 Chorleywood Sales Office • 22b Lower Road WD3 5LH • 01923 285886
 Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505
 Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

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- 4 double bedrooms
- Open plan living area
- Spacious throughout
- 3 bathrooms
- Level lawned rear garden
- Off street parking for 1 car

- Close to Watford Junction
- Standard broadband: Up to 17Mb
- Fibre optic broadband: Up to

To view this property contact:
 Watford t: 01923 252505 e: watford@sewellgardner.com
 Unit 4, 2 Lord Street, Watford, Hertfordshire, WD17 2LQ

www.sewellgardner.com



■ Tenure:
Freehold

■ Local Authority:
Watford Borough Council

■ Approx floor area:
1875 sqft

■ Council Tax:
Band F

■ Nearest Train Station:
0.6 miles to Watford Junction

■ Nearest Underground Station:
1.5 miles to Watford Metropolitan

■ Distance to Town Centre:
1.2 miles to Watford

■ Distance To Motorway:
2.2 miles to M1 Junction 5

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	