

Total area: approx. 212.4 sq. metres (2286.5 sq. feet)



Shirley Road, Watford, WD17 4DD

£900,000 Freehold

A stunning 5 DOUBLE bedroom townhouse located in this private gated development of just 6 exclusive properties in the popular NASCOT GRANGE. The location offers great access to the M25 and M1 motorway links and a short walk to WATFORD JUNCTION TRAIN STATION. There is also a TESCOS and CHILDRENS PLAYGROUND within the development. The ground floor accommodation comprises; large hallway leading to garage, cloakroom, fully fitted open plan kitchen/dining room and separate utility room. The first floor offers a lounge to the rear with balcony, 2 double bedrooms (one with balcony), a 'jack and jill' bathroom and separate WC. The top floor completes this superb property and has 3 more double bedrooms and a family bathroom off landing. The master bedroom has a large ensuite and dressing room/study. The garden is large for a modern property of this type and is presented in immaculate condition. NO UPPER CHAIN can be offered on this property. Call now to View!

- 5 double bedrooms
- Private gated development
- Large open plan kitchen/diner
- Ensuite and dressing room to master
- 3 bathrooms
- Close to Watford Junction
- Standard broadband: Up to 17Mb
- Fibre optic: Up to 76Mb

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



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 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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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:
2287 sqft


■ Council Tax:
Band G

■ Nearest Train Station:
0.7 miles to Watford Junction

■ Nearest Underground Station:
1.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	82	83
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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