



4 Meadowside, Woodside Road, Watford, Hertfordshire, WD25 0LB
OIEO £700,000 Freehold

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About the property

A wonderful four bedroom detached house located in a quiet location and within very easy reach of both Parmiters and St Michaels Catholic School. The property itself comprises good size lounge with direct access into the rear garden, separate dining room, office/study, guests WC and modern fitted kitchen.

On the first floor you will find a main bedroom with en-suite shower room, two further double bedrooms and a good size single bedroom. There is also a family bathroom. Externally the property benefits from a detached garage, two parking spaces and a rear garden with decking area, lawn and borders.

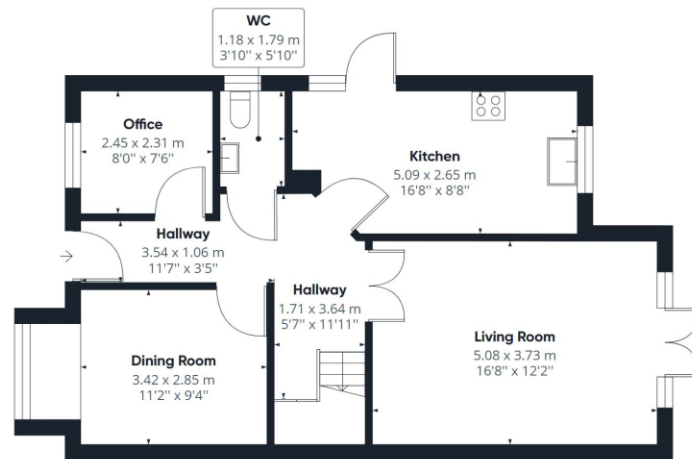
Call now to book a viewing.



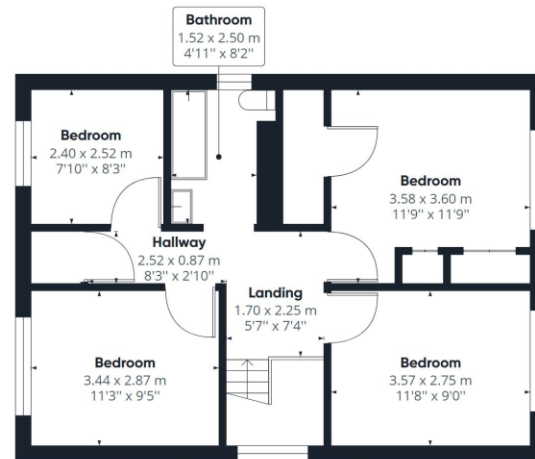
- Four bedrooms
- Rear garden /decking area

- Well-presented throughout
- Close to transport links

- Garage / off street parking
- Office room



Floor 0



Floor 1

Approximate total area⁽¹⁾

115.65 m²

1244.88 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds. Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Three Rivers Council

Council Tax: G

Approximate floor area: 1244.88 sqft

Tenure: Freehold

Nearest Station: 1.6 miles to Garston

Distance to Town Centre: 1.2 miles to Abbots Langley

Nearest Motorway: 1,8 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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