



- Attractive detached house
- Three bedrooms
- Set in cul-de-sac
- Close to schools

Ridgefield, Watford, Hertfordshire, WD17 4TZ

Asking Price Of £689,950

A modern three bedroom detached home set at the end of a delightful cul-de-sac within the popular area of Nascot Wood. This space house offers two intercommunication receptions, a modern kitchen, guest cloakroom and three good sized bedrooms and family bathroom upstairs.

The rear garden is totally secluded and there is an attached garage with off street parking. There are some extremely popular Primary and Secondary schools close on hand.



Property Description

ENTRANCE HALL Entrance porch comprising front door with 2 inset glass panels leading to entrance hall. With double glazed lead light window to side. Double panelled radiator. Stairs to first floor. Door to guest w/c

GUEST W/C White suite comprising low flush w/c, wash hand basin with mixer tap and storage below, tiled splash back. Double glazed lead light frosted window to front.

RECEPTION 17' 2" x 12' 1" (5.23m x 3.68m) Double glazed lead light window to front. Double panelled radiator. Walk in under stairs storage cupboard. Double doors to dining room.

DINING ROOM 12' 1" x 8' 3" (3.68m x 2.51m) Double glazed sliding patio doors leading to rear garden. Double panelled radiator. Door to kitchen

KITCHEN 12' 2" x 6' 7" (3.71m x 2.01m) Inset single drainer stainless steel sink unit with mixer tap. Range of matching white wall and base units with roll top work surface. Inset 4 ring Bosch gas hob with extractor hood over. Built in Bosch oven. Plumbing for dishwasher. Integrated fridge. Double glazed window to rear. Part tiled walls. Worcester boilers supplying domestic hot water and central heating. Inset ceiling spot lights. Door to garage

GARAGE 18' 9" x 8' 7" (5.72m x 2.62m) Metal up and over door to front. Light and power, Double glazed window to rear and double glazed door to exterior. Plumbing for washing machine. Space for dryer. Eaves storage

1ST FLOOR LANDING Self lagged copper cylinder with shelving for linen over. Double glazed lead light window on return of staircase. Access to insulated roof space. Door to bedroom 1.

BEDROOM 1 12' 1" x 12' (3.66m x 3.66m) Double glazed lead light window to front. Panelled radiator. Built in wardrobes 2 x with mirrored fronts. Door to ensuite shower room.

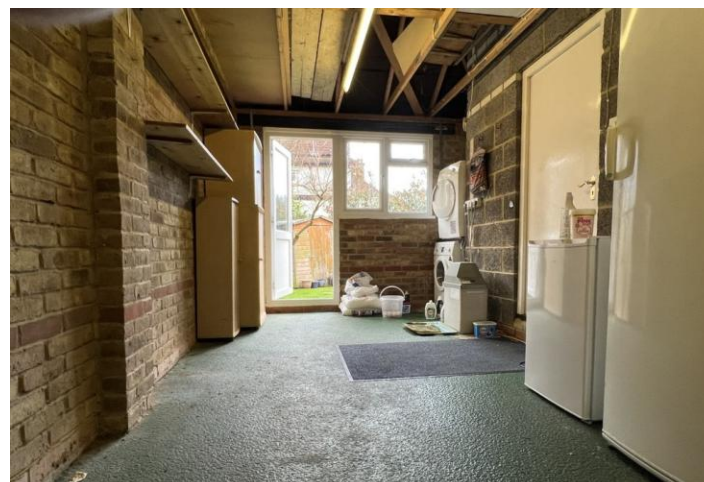




ENSUITE SHOWER ROOM Comprising fully tiled independent shower cubicle with folding glazed door. Pedestal wash hand basin with mixer tap. Low flush w/c. Double glazed frosted lead light window to front. Double panelled radiator. Extractor fan. Fully tiled walls. Ceramic tiled floor. Built in storage unit

BEDROOM 2 12' x 8' 4" (3.66m x 2.54m) Double glazed window to rear. Panelled radiator. Built in triple bank wardrobe cupboard.

BEDROOM 3 9' 6" x 7' 8" (2.9m x 2.93m) Double glazed window to rear. Panelled radiator. Built in shelving unit.



BATHROOM White suite comprising wood panelled bath with mixer tap and twin grip. Vanity wash hand basin with mixer tap and storage below. Low flush w/c. Further built in mirror fronted storage cupboard. Stainless steel heated towel rail. Ceramic tiled walls. Ceramic tiled floor. Double glazed frosted lead light window to side. Extractor fan.

REAR GARDEN Approximately 35ft in length. Patio area. Laid to lawn with flowering shrub borders and beds. Garden storage. Outside tap. Outside light. Gated side pedestrian access to both sides.

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NO UPPER CHAIN





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements