



58 Devereux Drive, Hertfordshire, WD17 3DE

OIEO £1,500,000 Freehold

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About the property

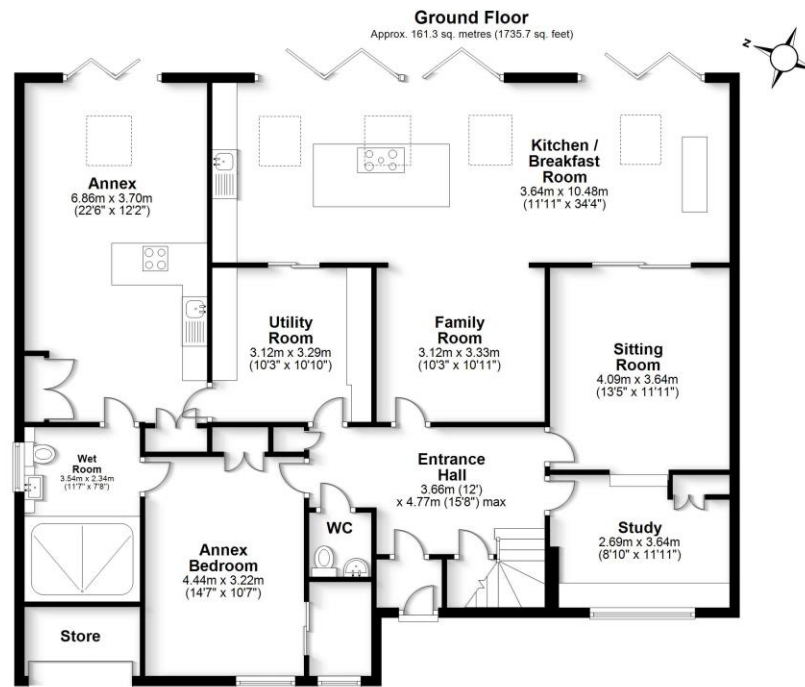
A wonderful family home located on the ever popular and highly desirable Cassiobury Estate. The property offers plenty of living space and benefits from an annex which could easily be incorporated back into the main house. On the ground floor you will find a large entrance hall, lounge, family room, study, large kitchen/dining/entertaining space with bi-fold doors leading into the garden, utility room and guests WC. There is also the annex which further provides a large double bedroom, en-suite wet room and open plan kitchen/living room. On the first floor are four double bedrooms with bedroom one benefitting from an en-suite shower room, there are also fitted wardrobes to bedrooms one, two and four and a family bathroom off landing. To the rear of the property is a well-kept garden with a large patio area leading to lawn with flower and shrub borders. There is also a carriage driveway to the front with parking for at least four/five cars.



- 4 double bedrooms
- Annex

- Carriage driveway
- Popular location

- Stunning Landscaped Garden
- Close to good schools



Total area: approx. 249.0 sq. metres (2679.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings.
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Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band G

Approximate Floor Area: 2,679.8 sqft

Nearest Station: 1.2 miles to Watford Junction

Distance to Town Centre: 1.6 miles to Atria Watford

Nearest Motorway: 2.3 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	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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