



Low Meadow, Radlett Road, Watford, WD24 4LH

Asking Price £670,000

sewell &
gardner

About the property

Sewell & Gardner are delighted to work with Wilson Smith Developments on the sale of this brand new 3-bedroom semi-detached home with a high specification throughout and good-sized living space. This ideal family home is situated on Radlett Road within walking distance of Watford Junction station, High Street and leisure & restaurant amenities.

Downstairs the home benefits from an entrance hallway, WC, living/family room to the front of the house with a bay window overlooking a grassed area and an open plan kitchen/dining room to the rear of the property. The kitchen is fully finished with integrated appliances including an electric oven & hob and french doors leading onto a good-sized patio and garden.

Upstairs off the landing are three double bedrooms, a family bathroom, store cupboard and access panel to loft space/area. The home is heated with underfloor heating downstairs and radiators upstairs through an air source heat pump. Air source heat pumps are approximately four times more efficient than boilers and minimise carbon footprint by around 70%. The property also benefits from off street parking to the rear for two cars, a LABC 10-year structural warranty and 1-year snagging warranty direct with Wilson Smith.

*Please note the photos used have CGI furniture to give an example of how the rooms could be dressed.

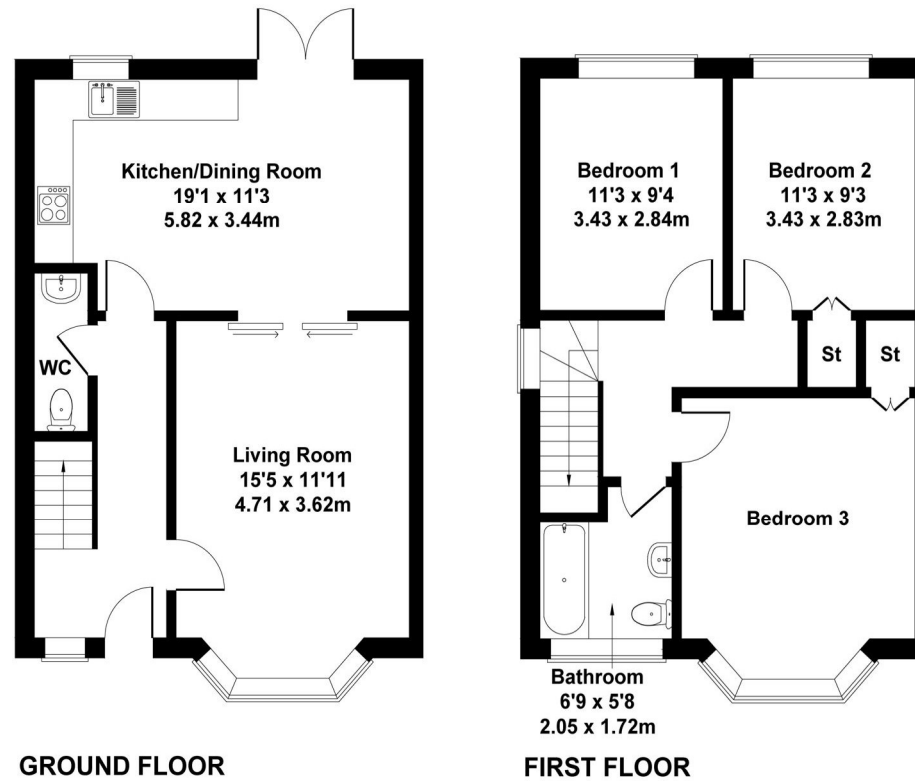


To view this property, contact us on:

T: 01923 606056 E: newhomes@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY

St Margarets, Radlett Road, Watford



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

To view this property, contact us on:

T: 01923 606056 E: newhomes@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area information

Low Meadow is ideally located close to Watford Junction station and Watford town centre. 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 large 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.

Wilson Smith Developments was established in 2017 by the founding members, which is made up of 4 directors from the Wilson & Smith families. They acquire sites for development across Hertfordshire and the surrounding areas and have completed on multiple schemes within the local area.

Local Authority: Watford Borough Council

Approximate floor area: 1,150 sq ft

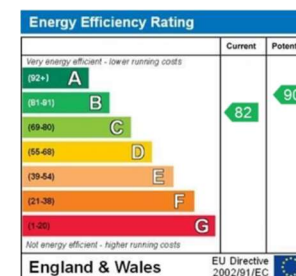
Tenure: Freehold

Warranty provider: 10 year LABC

Nearest Station: 0.7 miles to Watford Junction

Distance to Town Centre: 1 mile to Watford High Street

Nearest Motorway: 2.4 miles to M1



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.

sewell &
gardner