



4a Damson Close, Watford, Offers over £650,000



# Welcome to Damson Close

Two, brand new three double bedroom houses, nestled away at the end of a private road in Watford. Arranged over 3 floors, these homes have been built by renowned local developer Inspire Group and have been finished to a high specification throughout, including modern German manufactured kitchens designed and installed by Braverman kitchens.

Downstairs these homes benefit from an entrance hallway, cloakroom with a WC, living/family room to the front of the house and an open plan kitchen/dining room to the rear of the property, bi-fold doors leading to a spacious garden with a patio.

On the first floor you will find two spacious double bedrooms plus a family bathroom and the principle bedroom with en-suite occupies the second floor.

Local Authority: Watford Borough Council

Approximate floor area: 1,222 sq ft

Tenure: Freehold

Warranty provider: Build Zone





ATELIER NOIR  
LITHOGRAPHIES  
MUSEE DES ARTS GRAPHIQUES

A round wooden side table with black hairpin legs. On top, there are several books, including one titled 'Company', and a small bowl containing three colorful balls.

A wooden armchair with a wicker seat and backrest. It has a dark blue cushion and a white cushion.

A long, low wooden sideboard with vertical wood grain panels and black legs. On top, there is a black clock with three faces, a black vase with dried branches, a black candle holder with a yellow candle, and a black vase with white polka dots.

A large, gold-colored pendant light hanging from the ceiling.

A large window with white frames, showing a view of green trees and a wooden fence. A small circular object is on the windowsill.

A window with white frames, showing a view of a wooden fence. On the windowsill, there is a black vase with dried branches, a black candle holder with a yellow candle, and some small decorative items.

# Energy Efficient Living

These homes offer energy efficient living with air source heat pumps that provide the property with underfloor heating throughout. Air source heat pumps are approximately four times more efficient than boilers and minimise carbon footprint by around 70%.

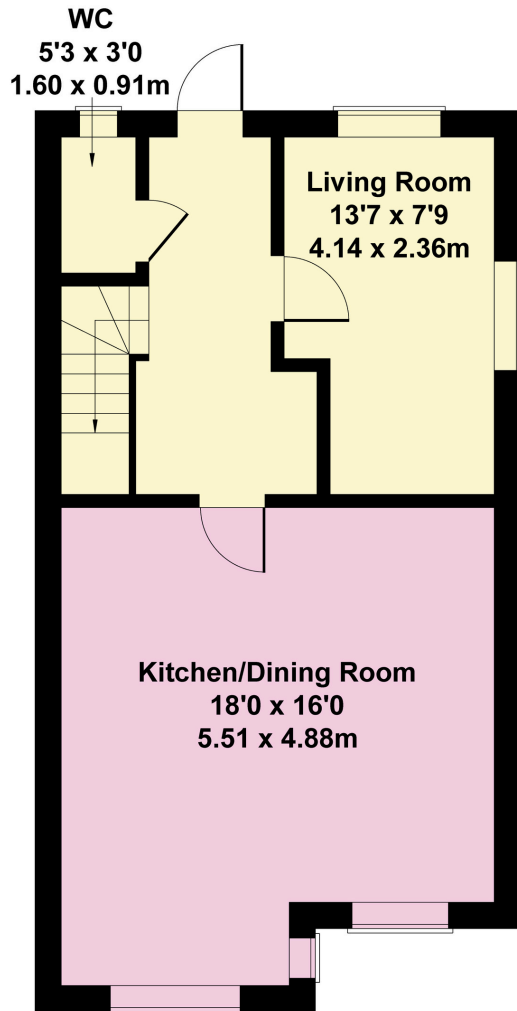
At the front of each house there is space to park two cars and power has been connected ready for future installation of a car charging point.

- Three double bedrooms
- High specification throughout
- Two reception rooms
- Located on a private road
- Close to good local schools
- Easy access to the M25 motorway
- £200 per annum estate charge



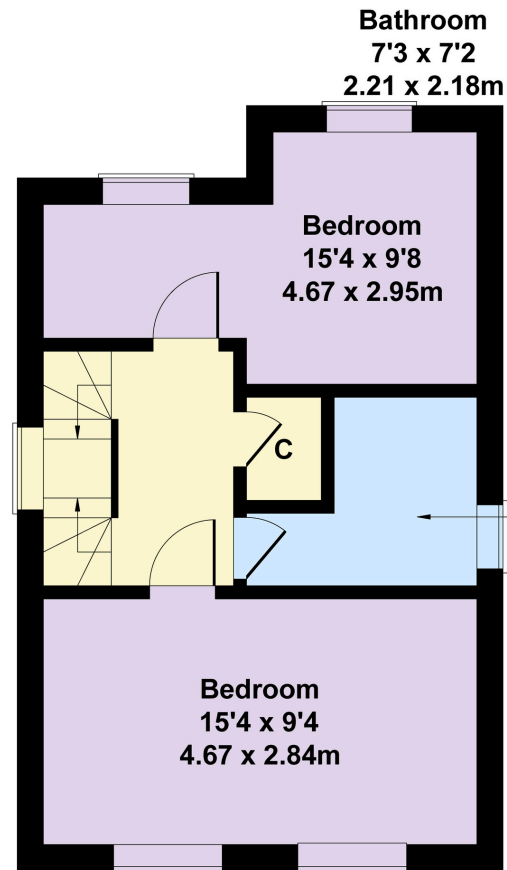


# Floorplan

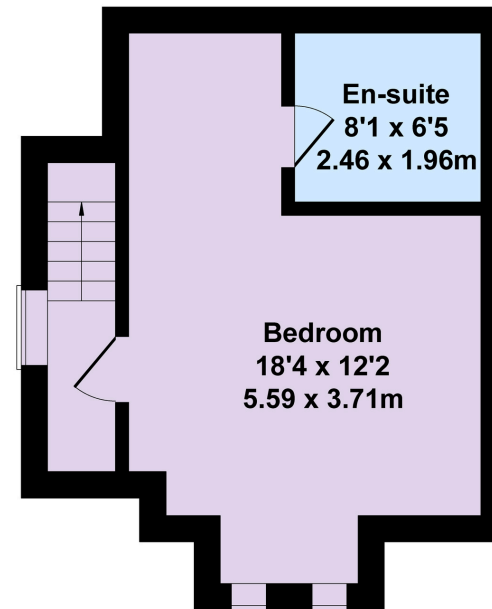


GROUND FLOOR

Approximate Gross Internal Area  
1222 sq ft - 114 sq m



FIRST FLOOR



SECOND FLOOR



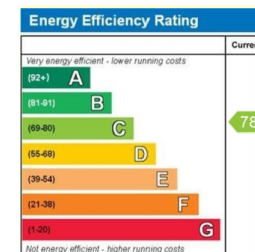
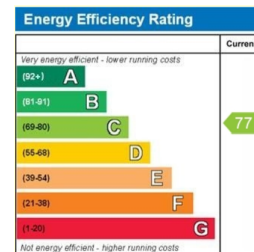


# Area Information

These 2 new homes are ideally located at the end of the quiet cul de sac Damson Close in Watford. 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 the Atria 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.

- 1.5 miles to Watford Junction station
- 1.6 miles to Watford High Street
- Nearest Motorway: 2.1 miles to M25



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