



**A STUNNING 8 BEDROOM, 4 BATHROOM DETACHED FAMILY HOME IN EXCESS OF
4,700 SQ. FT**

Bellmount Wood Avenue, Watford, Hertfordshire, WD17 3BW

ROBSONS

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**TWO RECEPTION ROOMS • OFFICE •
STUNNING KITCHEN • UTILITY ROOM •
GUEST CLOAKROOM • EIGHT BEDROOMS
(THREE ENSUITES) • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • DOUBLE
INTEGRAL GARAGE • OFF STREET PARKING**

Description

An impressive and beautifully presented 8 bedroom, 4 bathroom detached family home in excess of 4,700 sq ft, showing stylish and modern interiors across 2 floors, with an attractive rear garden, a double integral garage and off street parking.

Upon entering the property, you are greeted by a generous, welcoming hallway with stairs to the first floor. Off the hallway are 2 rear aspect reception rooms overlooking the garden, 5 bedrooms with 4 boasting fitted wardrobes and a family bathroom.

The impressive kitchen/diner has been designed to create the ideal entertaining space with French doors opening out to the garden.





The kitchen offers a good range of modern units, integrated appliances, a breakfast bar with additional worktop space. Off the kitchen is a utility room. Completing the ground floor is an office and a guest cloakroom.

To the first floor there is a generous principal bedroom with a beautiful ensuite with a 37 ft walk-in wardrobe and dressing room, two further double bedrooms, both benefitting from luxury ensuites.

Externally, this fabulous home offers an attractive rear garden laid to lawn with a full width decked area to enjoy outside dining. To the front is a driveway providing off street parking for multiple cars and a double integral garage.

Location

The property is a short walk from Cassiobury Park with its walks and cafes, playground areas, children's paddling pools and steam train. There are a number of Ofsted outstanding schools located in the area - both state and private within easy access. The transport links are excellent and include the Metropolitan Line, London Overground and main line train offering frequent service to London Euston.

Additional Information

Tenure: Freehold

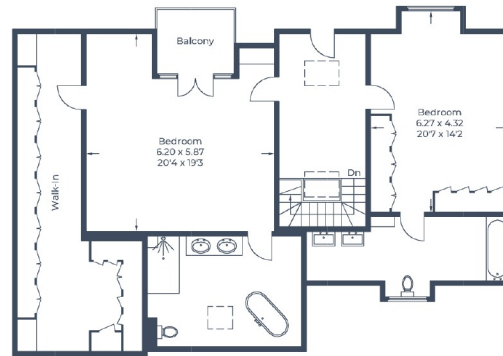
Local Authority: Watford Borough Council

Council Tax Band: F Energy Efficiency Rating: C

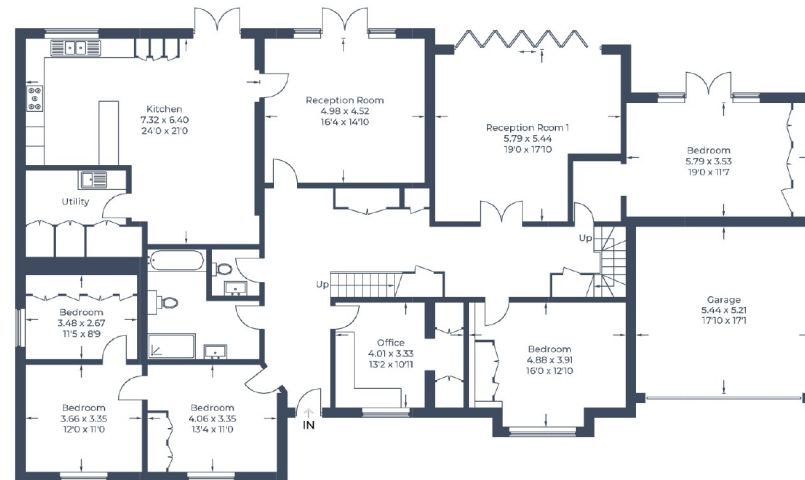
For additional information, please refer to www.robsonsweb.com or call us on: 01923 777762.



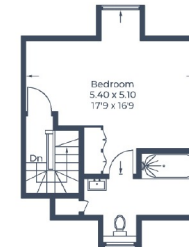
Approximate Gross Internal Area
 Ground Floor = 251.0 sq m / 2,702 sq ft
 First Floor = 165.0 sq m / 1,776 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 444.6 sq m / 4,786 sq ft



First Floor



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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