



Old Forge Close, Watford

In Excess of £525,000

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## Old Forge Close

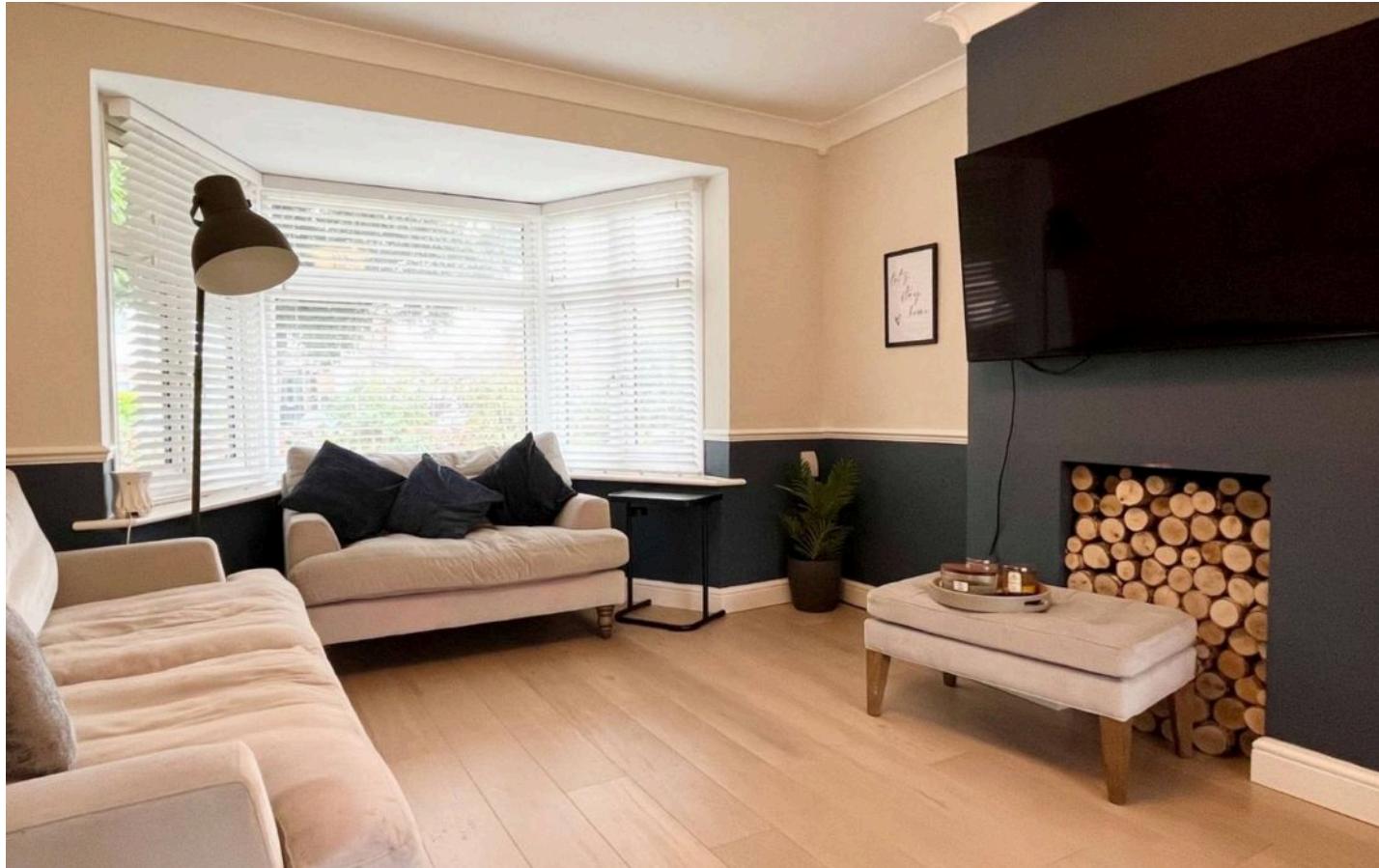
Watford

Sold without the complications of an onward chain and situated on a quiet cul-de-sac is this three double bedroom family home, which has been tastefully improved by the current owners, with a refitted kitchen and bathroom, new double glazing and combi boiler.

The ground floor is well arranged, with a welcoming entrance hall leading through to the spacious living room with a large bay window. This flows in to the dining room, which has double doors out to the garden and also in to the kitchen. The kitchen itself has been fitted with a stylish handle less design, natural stone worktops and offers space for a range of appliances. There is also a handy covered side passage, currently used as a utility area and for storage. To the first floor, there are two double bedrooms, a tastefully fitted bathroom and a study area, with stairs leading up to a spacious loft room.

Externally, the South-West facing rear garden is a good size and has recently been landscaped, with patio and artificial lawned areas, as well as an impressive garden office. There is also excellent potential to extend at the rear (STPP).





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The property is close to both Leavesden and Woodside parks, and the residential area of Leavesden is close to Abbots Langley where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately a distance of two miles

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- No upper chain
- Tastefully decorated throughout
- Covered sideway/utility area
- Three double bedrooms
- Landscaped low maintenance garden
- Garden office
- Refitted kitchen and bathroom
- Quiet cul-de-sac
- New double glazing & combi boiler
- Potential to extend (STPP)





## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

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## OLD FORGE CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1372.50 SQ FT / 127.51 SQ M. INC. OUTBUILDING

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## Proffitt & Holt

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