



Independent Estate Agents

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## MOLTENO ROAD WATFORD HERTFORDSHIRE WD17 4UD

**Modern townhouse**

**Four spacious bedrooms**

**THREE bathrooms**

**Two reception rooms**

**Stunning kitchen/breakfast/  
family room**

**NO UPPER CHAIN**



**£699,950 Freehold**

Molteno Road is a sought after cul-de-sac in the heart of Nascot Wood. Within close proximity of Nascot Wood primary school and infant school. Watford Town Centre with its multiple range of shopping and leisure facilities and junction station are all just over a mile away.

This modern property is a four bedroom, three bathroom, two reception town house, arranged over three storeys and providing spacious and versatile accommodation. Benefits include 17' fitted kitchen/breakfast room, guest cloakroom, gas central heating, double glazing, garage in block, off street parking for two vehicles and rear garden WITH FURTHER COMMUNAL GARDENS. NO UPPER CHAIN.

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, or RENNIE & CO., and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of an offer or a contract.



Open entrance porch. Front door with inset glass leading to -

### **ENTRANCE HALL**

Stairs to first floor. Understairs storage cupboard with space for a tumble dryer, Wood laminate floor. Panel radiator.

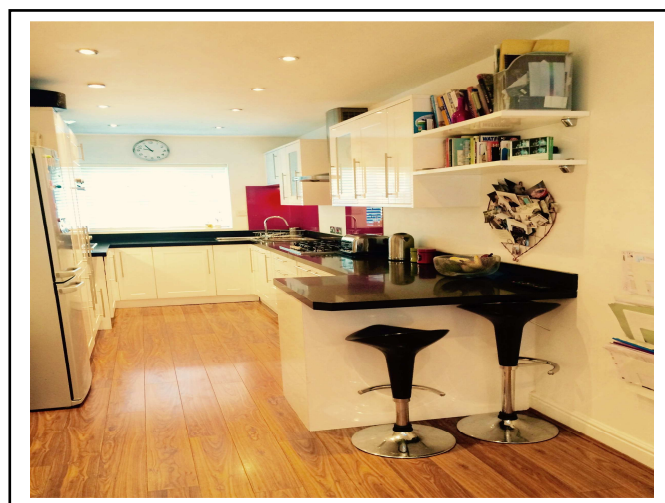
### **GUEST CLOAKROOM**

Guest cloakroom comprising of low flush WC and corner wash hand basin with tiled splash back, concealed low flush WC. Inset ceiling spotlights and extractor fan and tiled floor.

### **OPEN PLAN KITCHEN /FAMILY/DINING ROOM**

31'5 x 13'5 max. L shaped (9.58m x 4.09m max)

Twin bowl, stainless steel single drainer sink unit with mixer tap with tiled splashback, range of matching wall units with concealed lighting and base units with ample granite work surfaces, built in gas hob with central wok burner and tiled splashback. Two built in electric ovens, two integrated dishwashers, integrated washing machine, space for American style fridge freezer, AEG stainless steel extractor hood. Double glazed window to front and wood laminate floor which extends throughout the whole ground floor. Inset ceiling spotlights. Cupboard housing gas central heating boiler. Contemporary style radiator, further double radiator, Sealed unit double glazed casement doors leading on to the rear garden. Further sealed unit double glazed window to rear. Two contemporary display niches. Recently fitted window shutters.



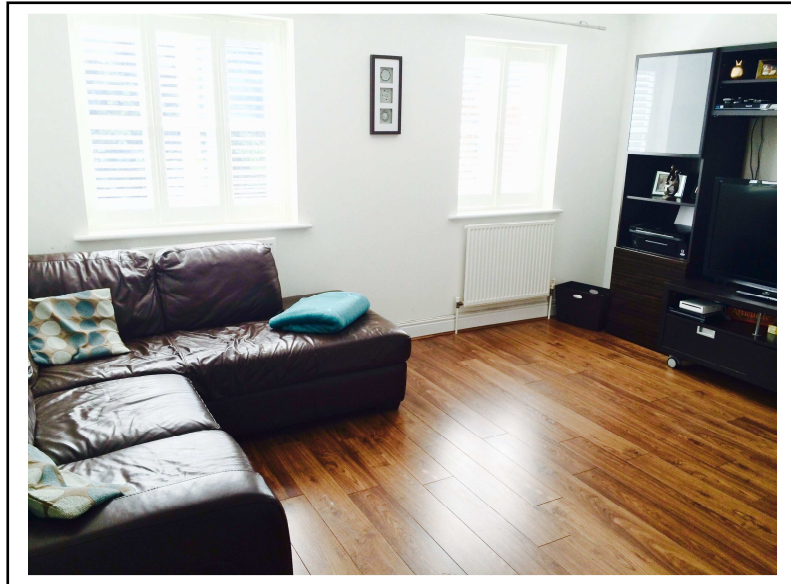
## ON THE FIRST FLOOR

### LANDING

#### RECEPTION (currently used as bedroom)

14'8 x 14'8 (4.47m x 4.56m)

Sealed unit double glazed window on return of staircase. Panel radiator. Stairs to second floor. Laminate flooring.



#### BEDROOM 3

11'2 x 7'5 (3.40m x 2.26m)

Double glazed window to front. Panel radiator. TV aerial point.

#### BEDROOM 4

8'10 x 6'8 (2.69m x 2.03m)

Double glazed window to front. Panel radiator TV aerial point. Laminate flooring.

#### FAMILY BATHROOM

White suite comprising panelled bath, mixer tap and shower attachment. Vanity wash hand basin with mixer tap and storage below. Low flush WC. Half tiled walls. Extractor fan. Panel radiator.

## ON THE SECOND FLOOR

### LANDING

Double glazed window on return of staircase. Access to roof space. Cupboard housing Megaflo system. Doors to –



### **BEDROOM 1**

14'8 X 11'8 (4.47m X 3.56m)

Double glazed dormer window to front. Built in wardrobes. Panel radiator. TV point, door through to -



### **EN SUITE BATHROOM**

Suite comprising fully tiled shower cubicle with folding screen. Vanity wash hand basin with mixer tap and storage below. Low flush WC. Built in storage cupboard. Part tiled walls. Double radiator.

### **BEDROOM 2**

14'8 x 9'8 (4.47m x 2.95m)

Sealed unit double glazed dormer window to rear. Built in wardrobes. Panel radiator. TV aerial point. Door through to -



### **EN SUITE SHOWER ROOM**

Suite comprising fully tiled shower enclosure with folding screen. Vanity wash hand basin with mixer tap and storage below. Low flush WC. Built in storage cupboard. Part tile walls. Double radiator. Extractor fan

## ON THE OUTSIDE

### **GARAGE**

En Bloc. Accessed via up and over door. Two parking spaces.

### **REAR GARDEN**

Approximately 35' in length. Patio with flowering borders. Laid to lawn with further rear patio area. Rear pedestrian access. Outside tap and light.

There is also use of an extensive area of communal gardens.



### **MISCELLANEOUS**

**LOCAL AUTHORITY**

**WATFORD**

**COUNCIL TAX BAND**

**F**

### **VIEWING**

Strictly by appointment through Rennie & Co. Watford on (01923) 221265.

All statements contained in these particulars as to this property are made without responsibility on the part of Rennie & Co. or the vendors.

### **MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification documentation to comply with these regulations and we would ask for your co-operation and understanding to avoid any delay in agreeing the sale.