



A beautifully presented five bedroom detached family home
Rounton Close, Watford, WD17 4DU



Asking Price: £3,200 pcm

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• ENTRANCE HALL • LIVING ROOM • DINING ROOM • KITCHEN • GUEST CLOAKROOM • FIVE BEDROOMS • FAMILY BATHROOM • EN SUITE BATHROOM IN THE MASTER BEDROOM • DRIVEWAY • DETACHED DOUBLE GARAGE • UNFURNISHED

Description

A beautifully presented five bedroom detached family home located on a desirable private road in Watford. The modern detached property is situated within the popular Nascot Wood area, a short distance to a number of highly regarded schools, Watford Junction mainline station and Watford town centre with its extensive range of shops and facilities. The modern and spacious accommodation comprises to the ground floor an elegant entrance hall, study, guest cloakroom, lounge/dining room, kitchen/family room with integrated appliances and utility room. To the first floor are five bedrooms, family bathroom and en-suite bathroom in the master bedroom. Externally there is a delightful well-manicured rear garden, parking for two/three vehicles and a double garage.

** A holding deposit of £738 is required to secure this property, this is equivalent to one weeks rent**

Location

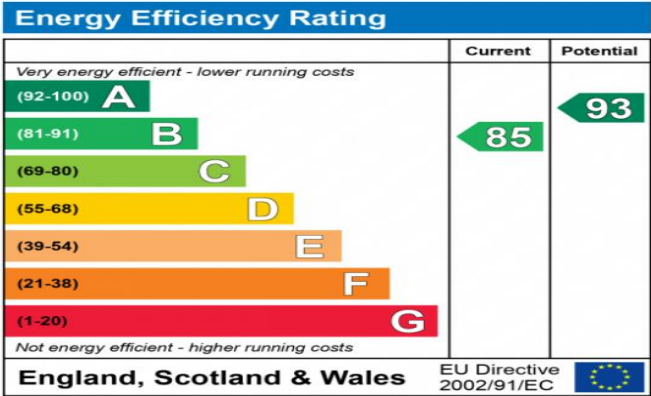
The 'Rounton' development is situated in the heart of a very popular residential road in the exclusive Nascot Wood area of Watford. There are a plethora of top state & private schools within close proximity of Rounton Close, the outstanding Nascot Wood and Cassiobury School are both within easy reach, along with Parmiter's and Watford Grammar schools. The home is within easy reach of the town centre with it's Watford Junction mainline station and close to the beautiful Cassiobury Park.





Additional Information

- Local Authority: Watford Borough Council
- Council Tax Band: G
- Deposit Amount: £3,692.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band B
- Available Date: 29/09/2023



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





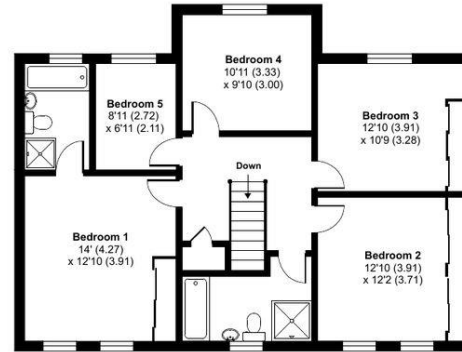
Rounton Close, Watford, WD17

Approximate Area = 1860 sq ft / 172.8 sq m

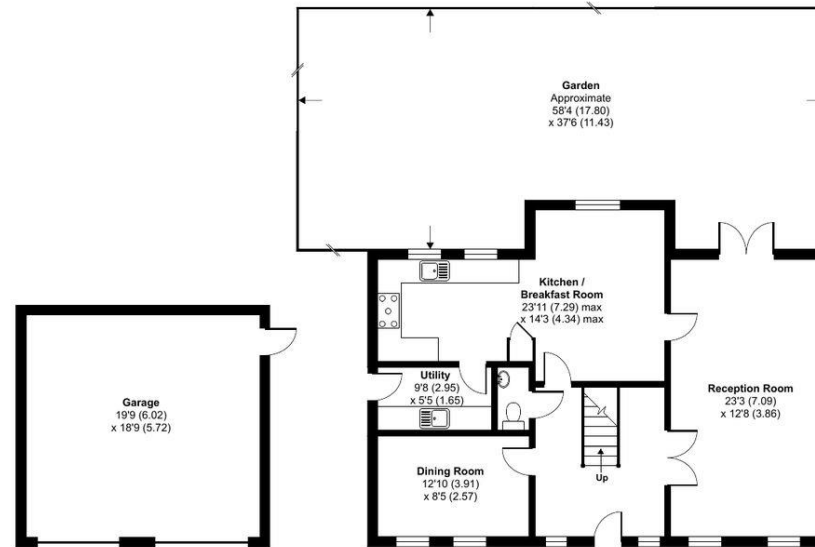
Garage = 374 sq ft / 34.7 sq m

Total = 2234 sq ft / 207.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robsons Lettings. REF: 870098



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