



IMPRESSIVE NINE BEDROOM FAMILY HOME ON A LARGE PLOT

Nancy Downs, Watford, WD19 4NF

ROBSONS

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**NINE BEDROOMS • EIGHT BATHROOMS, 3
CLOAK ROOMS • OVER 10,000 SQFT •
DOUBLE GARAGE • GATED DRIVEWAY
PARKING • LARGE PLOT • SECLUDED REAR
GARDEN • HIGH SPECIFICATION • ANNEX
ABOVE GARAGE • PLENTY OF STORAGE SPACE**

Description

The property is approached by a sweeping carriage driveway which is accessed via electric gates providing secure parking for multiple vehicles and access to the double garage. Internally, the property boasts in excess of 10,000 sqft of well-balanced accommodation set over four floors, which consists of nine double bedrooms and eight bathrooms, three cloak rooms, four reception rooms, a large versatile basement with a kitchen, a spacious well-appointed kitchen/dining room, utility room, plant room and a double garage. The property has been built to exacting standards throughout to create luxurious and modern living space presenting one of the roads finest properties. Sitting upon an enviable plot, offering beautiful panoramic views of the garden throughout. An internal viewing is highly recommended to appreciate the high quality and specification.













The property provides plenty of storage space including in the attic which is connected all around, carpeted with lights and two areas which provide space as big as bedrooms.

The property has an enviable sized garden which has hosted two family wedding functions, perfect for families looking to entertain and socialise with friends and family.

Location

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: H

Energy Efficiency Rating: B

For additional information, please refer to www.robsonsworld.com or call us on: 01923 835355.



Approximate Gross Internal Area
 Lower Ground Floor = 188.2 sq m / 2,026 sq ft
 Ground Floor = 356.1 sq m / 3,833 sq ft
 First Floor = 260.2 sq m / 2,801 sq ft
 Second Floor = 170.0 sq m / 1,830 sq ft
 Total = 974.5 sq m / 10,490 sq ft
 (Including Garage)



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