



Old Forge Close, Watford

Asking price £780,000

- 5 BEDROOM HOUSE
- OFF STREET PARKING UP TO 4 CARS!!
- Underfloor heating, Open fireplace & cast iron radiators
- Turn key property - Early viewings RECOMMENDED!
- 2 BATHROOMS, GUEST WC & Utility Room
- QUIET FRIENDLY CLOSE
- 3 reception/dining rooms
- 55ft Landscaped Garden with Astro grass - Composite decking
- Walking distance to primary schools & sort after secondary school Paramiters.
- Recently extended and refurbished to a high spec throughout

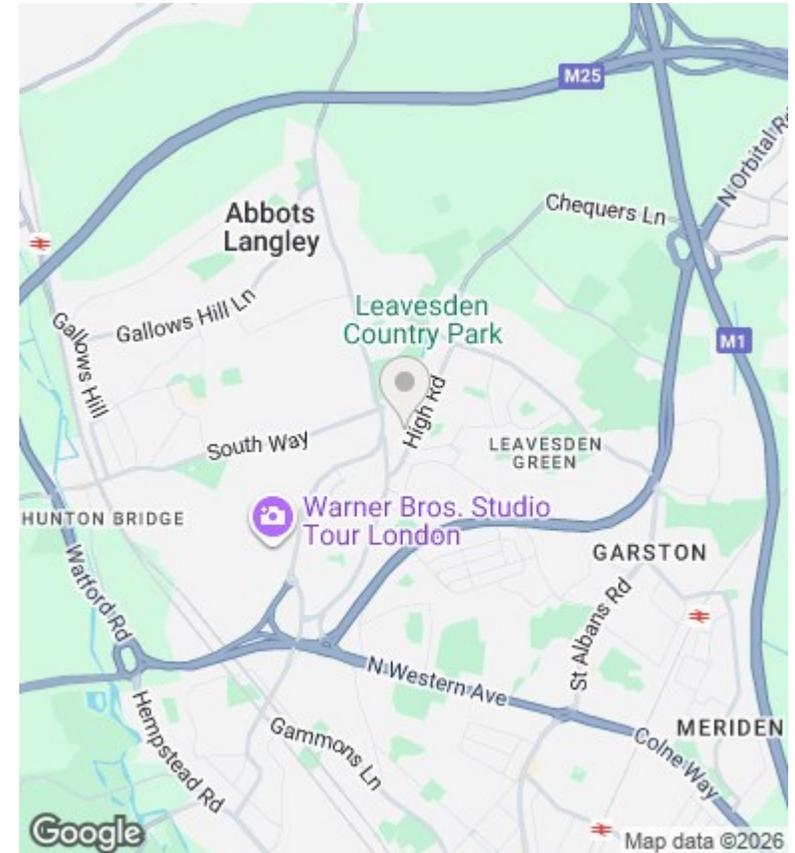
Old Forge Close, WD25

Approximate Area = 159.9 m sq / 1722 sq ft
For identification only - Not to Scale



Total Area: 168.8 m² ... 1817 ft² (excluding garden)

This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other parts are approximate. What is shown is taken in the preparation of the plan. If any aspects of the plan are of specific importance, an independent inspection would be advised.



Directions

Old Forge Close is situated in a desirable and discreet location in Leavesden WD25 within the catchment area for excellent schools, with parks and good transport links nearby, this property is ideal for modern family living. Viewing is highly recommended to fully appreciate the exceptional features and lifestyle this home has to offer. Garston Station 1.1 miles Kings Langley Station 1.4 miles Watford Atria Shopping Centre is 4.0 miles

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

D

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	