



Rufford Close, Watford WD17 4UU



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



This fantastic, well presented, five double bedroom, three bathroom, detached family home is located in Nascot Wood, on a quiet tree lined private driveway, close to the highly regarded Nascot Wood Infant and Junior Schools and beautiful Cheslyn Gardens. This property offers an abundance of space for a growing family with well proportioned rooms, including the bedrooms, which are all a generous size. To the ground floor is a spacious entrance hall, kitchen/breakfast room, utility room, dining room, living room, study and W/C. To the first floor is a galleried landing, five double bedrooms (two with ensuite) and a family bathroom. Externally is driveway parking for two cars, a double width garage and a private rear garden.

Council Tax Band G £3727.17

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Front Driveway

8.00m x 15.00m (26' 3" x 49' 3") Parking for two cars, porch, outside lights, area of lawn, enclosed by hedges, double garage

Entrance Hall

Wood effect flooring, spotlights, radiator, door to garage, door to under stairs storage for coats and shoes, second storage cupboard, door to kitchen and living room.

Office/Study

2.68m x 3.01m (8' 10" x 9' 11") Carpeted, ceiling light, radiator, window to front aspect.

Downstairs Cloakroom

Wood effect flooring, low level W/C, hand wash basin, spotlights, radiator, window to front aspect

Kitchen/Breakfast Room

4.90m x 5.57m (16' 1" x 18' 3") Tiled flooring, part tiled walls, range of black wall and base level units, range cooker with induction hob, integrated full size fridge and freezer, dishwasher, one and a half sink drainer, ample work top space, radiator, window to rear aspect, doors to utility room and dining room.

Utility Room

Tiled flooring, part tiled walls, space for washing machine and tumble dryer, sink/drain, wall mounted Potterton boiler, radiator, ceiling light, door to garden

Dining Room

3.61m x 4.39m (11' 10" x 14' 5") Wood effect flooring, radiator, ceiling light, French doors to the garden and double doors to the living room and door to kitchen.

Living Room

4.70m x 6.67m (15' 5" x 21' 11") Wood effect flooring, two radiators, two ceiling lights, inglenook fireplace, French door to the garden and double doors to the dining room.

Carpeted stairway to first floor

Bedroom One

3.95m x 5.23m (13' 0" x 17' 2") Wood effect flooring, three sets of fitted wardrobes, radiator, ceiling light, window to rear aspect and door to ensuite bathroom.

Ensuite Bathroom

Tiled flooring, fully tiled walls, low level W/C, enclosed hand wash basin with black vanity unit, panel bath with mixer taps and shower attachment, spotlights, radiator, shaver point, window to side aspect.

Bedroom Two

2.91m x 5.11m (9' 7" x 16' 9") Carpeted, fitted wardrobe, ceiling light, radiator, two windows to front aspect.

Family Bathroom

Tiled flooring, fully tiled walls, enclosed hand wash basin with painted vanity unit, low level W/C, panel bath with mixer tap and shower attachment, walk in shower, spotlights, shaver point, extractor fan, window to front aspect.

Bedroom Three

2.85m x 3.57m (9' 4" x 11' 9") Carpeted, ceiling light radiator, window to front aspect.

Bedroom Four

3.06m x 4.61m (10' 0" x 15' 1") Carpeted, fitted wardrobes, radiator, ceiling lights, spotlights, window to rear aspect and door to ensuite.

Ensuite Shower Room

Tiled flooring, part tiled walls, hand wash basin, low level W/C, shower cubicle, radiator, spotlights, window to side aspect.

Bedroom Five

3.59m x 3.75m (11' 9" x 12' 4") Carpeted, fitted wardrobe, ceiling light, radiator, window to rear aspect.

Garden

12.00m x 15.00m (39' 4" x 49' 3") Mainly laid to lawn, decorative trees and shrubs, patio area, pergola, outside plug points and tap, side gated access

Garage

4.90m x 5.00m (16' 1" x 16' 5") Electric up and over door, internal electric points, pedestrian door to side.