



Characterful apartment in an idyllic setting

9 The Grove Mill, Grove Mill Lane, Watford, Hertfordshire, WD17 3TU

Share of Freehold (980 years remaining)



Sitting/dining/kitchen • Principal bedroom • Bedroom 2/ study • Rear balcony • Garage & parking space • Secure gated parking • Beautiful communal gardens adjoining the Grand Union Canal

Local Information

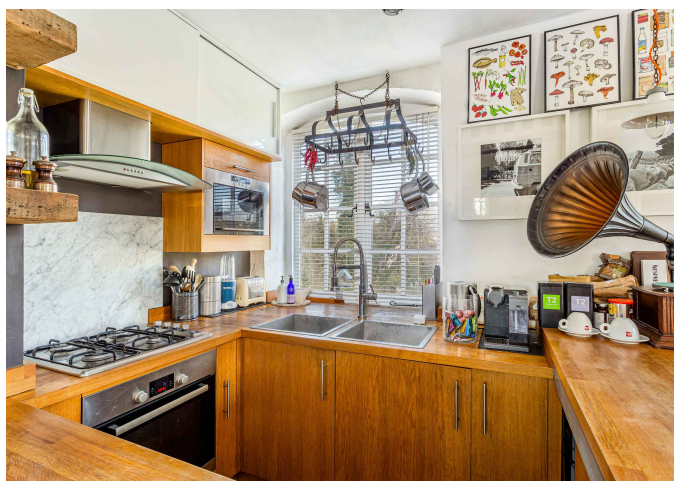
The Grove Mill is a most attractive bijou apartment located in an outstanding semi-rural location with spectacular views over the Grand Union Canal and The Grove Hotel. Yet within minutes of the M25 and approx. 2.5 miles to Watford town centre, and approx. 18 miles to central London. Watford Junction mainline station provides an excellent service, taking approx. 17 minutes to reach London Euston. The town centre. There is a selection of schools both state and private including Watford Boys and Watford Girls Schools. Cassiobury Park offers recreational and sporting facilities with over 190 acres of open space, woodland and nature reserve space. The River Gade and Grand Union Canal run through the park.

Property Description

This lovely character home is situated on the second floor and is easily accessed via the lift or staircase. From the entrance hall there is an attractive lounge/dining room with a fine double aspect and original character windows with wonderful views and restored original wooden flooring.

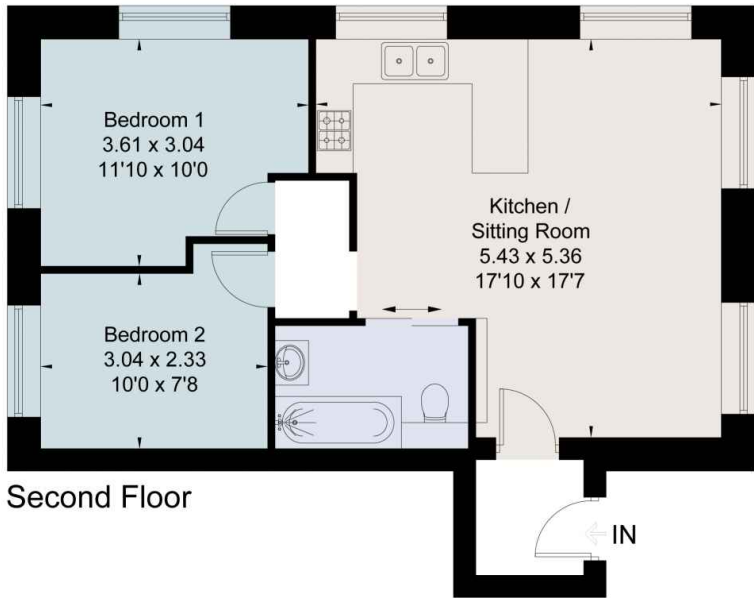
This opens to an attractive and well-appointed oak fitted kitchen with a range of quality units and some integrated appliances. Attractive wooden work surfaces with a double sink unit with mixer tap, integrated appliances include a gas hob with extractor hood over, electric oven, microwave, washing machine and space for fridge and freezer. The principal bedroom is situated to the rear again with character windows and a lovely view of water and quite often kingfishers, ducks and swans. Walls are exposed brickwork and fitted cupboards. Bedroom two has a side aspect is currently used as a study/dressing room. The bathroom is another beautiful feature of the property fitted with a stylish modern bath with attractive grey tiled wall, shower and screen plus a feature sink with mixer tap and wood surround and low-level WC.

The gardens and grounds are simply wonderful, giving a truly peaceful feeling overlooking the water and views to the golf course and beyond. The garage has electric light and power and there is communal parking for the block.

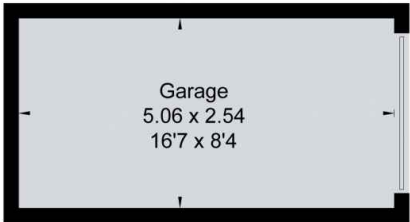




Approximate Area = 52.6 sq m / 566 sq ft
Garage = 12.8 sq m / 138 sq ft
Total = 65.4 sq m / 704 sq ft
For identification only. Not to scale.
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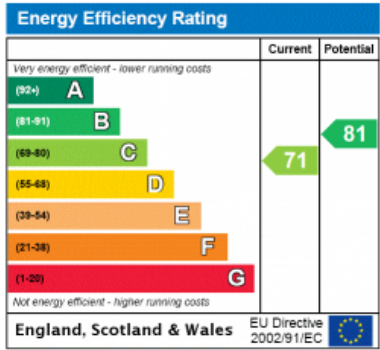
Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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