



# 17 FULLERIAN CRESCENT

Watford, Hertfordshire, WD18 7AN

savills

# AN IMPRESSIVE MODERN DETACHED HOUSE SET IN THIS HIGHLY COVETED LOCATION OVERLOOKING THE GROUNDS OF WATFORD BOYS GRAMMAR SCHOOL

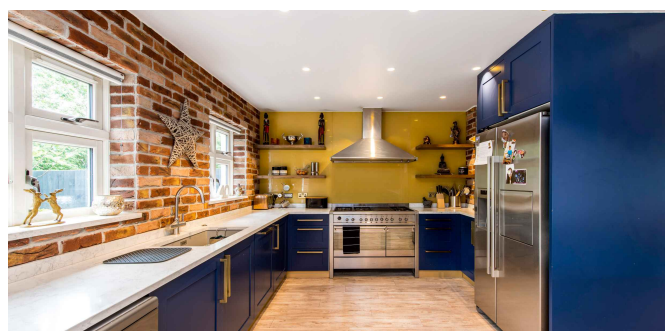
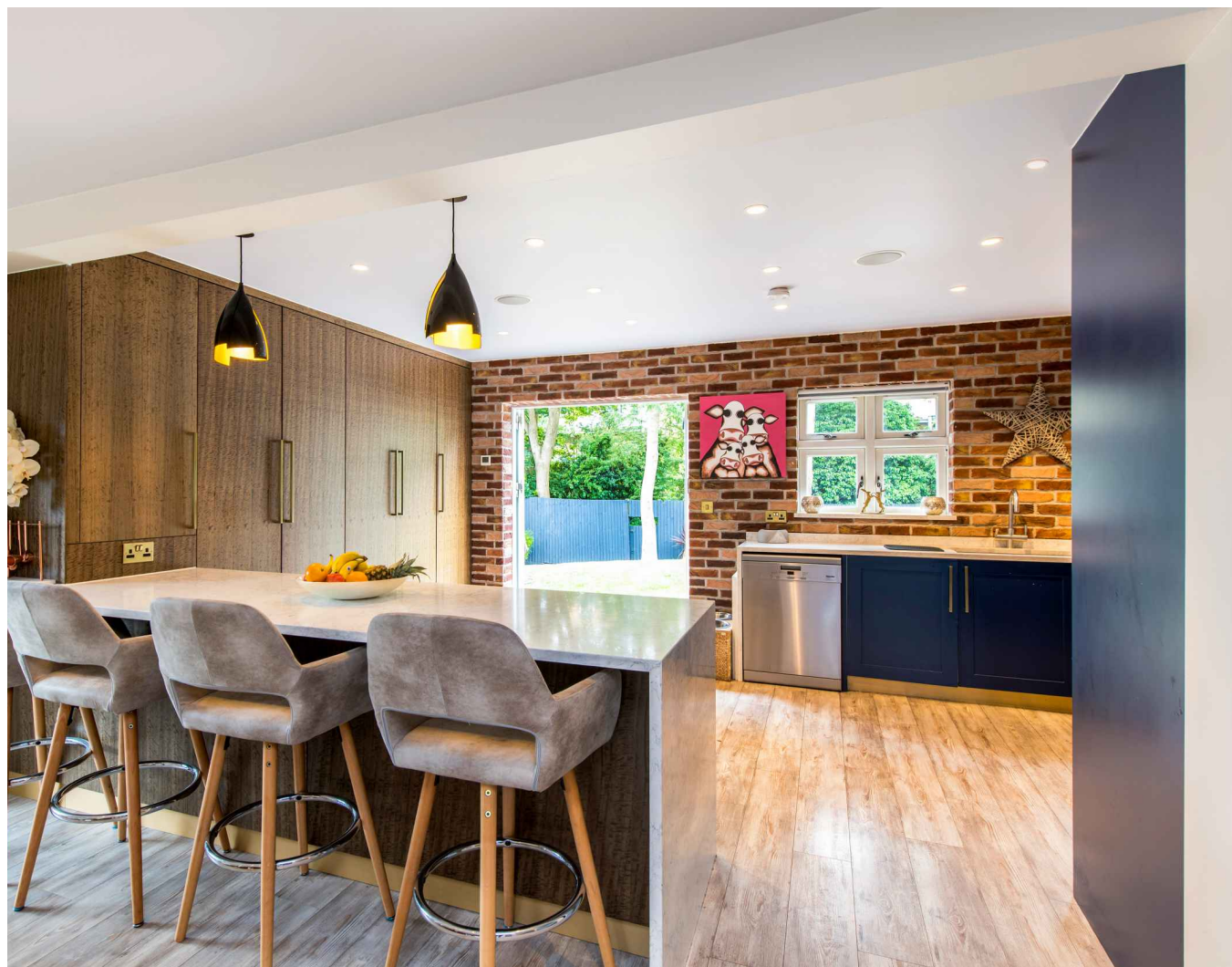
17 FULLERIAN CRESCENT, WATFORD,  
HERTFORDSHIRE, WD18 7AN

**Price On Application, Freehold**

Sitting/dining room • kitchen/breakfast room • bedroom  
5/family room with large balcony • master bedroom with  
en suite shower room • guest bedroom with large en suite  
shower/dressing room • two further bedrooms • family  
bathroom • single garage • attractive landscaped gardens  
• EPC rating = C

## Situation

17 Fullarian Crescent is a most attractive detached house built by Miller Homes in 2009 situated in this super prime privately gated small development overlooking the Boys Grammar School (approximately 0.2 miles) and Watford Girls School is in close proximity (approximately 1.3 miles). Watford town centre is approximately 1.2 miles from this home and offers a fantastic shopping centre together with a cinema and ten pin bowling complex. Transport Links include the Metropolitan Line station at Cassiobury (approximately 0.2 miles). Junction 19 of the M25 is a short drive providing connections to the national motorway network and airports. The park at Cassiobury (approximately 0.1 miles) has over 190 acres of open space and woodland with a range of sporting and recreational facilities. The River Gade and the Grand Union Canal run through the park.



### Description

Situated at the end of the crescent on one of the larger plots, the property offers excellent family sized accommodation of great style and quality over three floors providing spacious and adaptable living space.

As you enter the ground floor there is an excellent sitting/dining room attractively presented with wooden flooring with under floor heating opening to a very well appointed kitchen/breakfast room. The kitchen is fitted with a range of modern attractive wall and floor units plus an instant hot water tap and insinkerator. Also on this floor is a well fitted study.

To the first floor is bedroom five which is currently used as a family room. Two sets of double doors open to a large balcony that gives wonderful views over the playing fields of the school. To the rear is the master bedroom which has fitted wardrobes and a modern en suite shower room. On the second floor bedroom two has views over the playing fields. It also has a large modern shower room with good fitted wardrobe space. There are two further bedrooms and a family bathroom.

### Outside

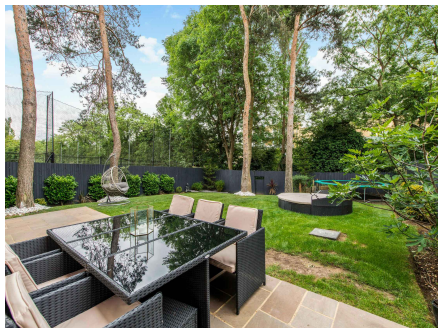
The property is set at the end of the crescent in a large corner plot. To the front is an area of parking space for approximately four cars and a single garage. The rear gardens have been attractively landscaped with a large terrace opening to a generous area of lawn with several mature trees. There is also a side area of lawn to the front of the house.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.

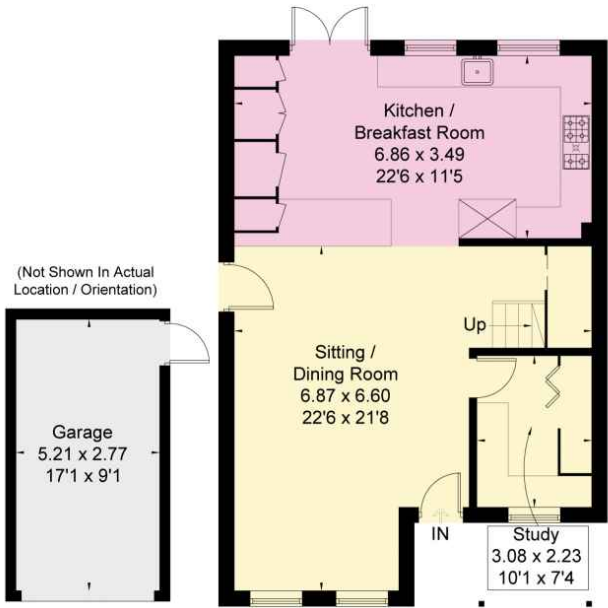


FLOOR PLANS

Approximate Area = 185.4 sq m / 1996 sq ft  
Including Limited Use Area (3.1 sq m / 33 sq ft)  
Garage = 14.4 sq m / 155 sq ft  
Total = 199.8 sq m / 2151 sq ft  
For identification only. Not to scale.  
© Fourwalls Group



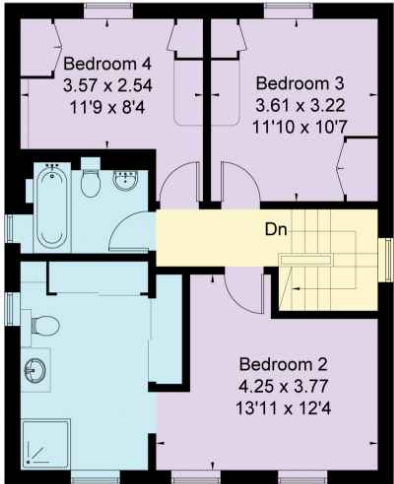
[Symbol] = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)	80	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC