



An impressive family home in a prime location

23 Shepherds Road, Watford, Hertfordshire, WD18 7HU

Freehold





Reception hall • Cloakroom • Sitting room • Dining room  
TV room • Kitchen/breakfast room • Utility • Five  
bedrooms • Family bathroom • Separate WC • Gardens  
Detached double garage with studio above

### Local Information

Shepherds Road is a highly sought after location in the same road as Watford Boys Grammar School and also the wonderful Cassiobury Park with its 190 acre space of woodland, recreational facilities and popular café.

Watford town centre offers excellent shopping plus Cine World and a multitude of restaurants, bars and cafés.

Watford Metropolitan Line offers a service to Baker Street and the City plus Watford Junction provides the main line to Euston and Birmingham.

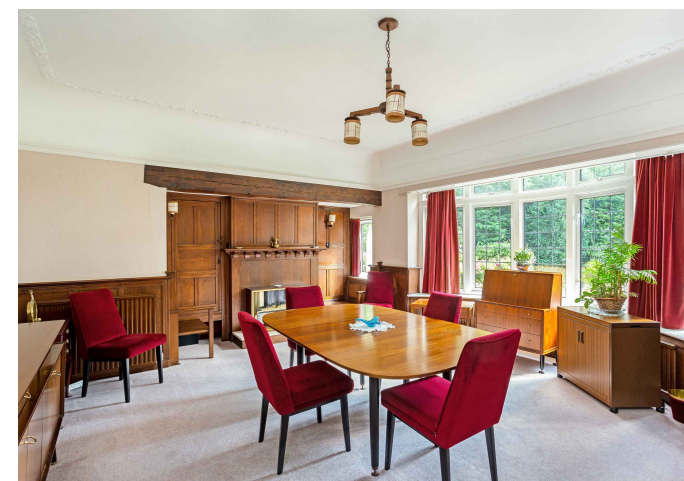
There is an excellent choice of schooling including Cassiobury Infant and Nursery School, Cassiobury Junior School and Nascot Wood Infant and Junior school together with both Grammar schools for boys and girls.

The M25 Junction 19 is approximately a three mile drive and provides connections to the general motorway network.

### Property Description

23 Shepherds Road is an excellent detached home of great character and with potential to create a fabulous family home in a highly sought after location. The house is wonderfully bright and light and offers scope to remodel and extend subject to the usual consents.

On entering the house from the porch, it opens into a welcoming reception hall with a window seat. The lovely sitting room has an attractive bay window overlooking the gardens and features a fireplace plus interconnecting doors to the characterful part panelled walled dining room with French doors to the garden. The hall has two good storage cupboards and a cloakroom and at the end of the hall is the kitchen/breakfast room that also overlooks the garden. The kitchen is fitted with a range of built-in units and integrated appliances include hob, oven, microwave and dishwasher. To the rear of the breakfast area is a useful boot room and utility room.. To the front is a TV room with a door out to the garden.







Stairs rise from the hall to a split landing with bedroom five to the left and then onto the main landing where there are two useful storage cupboards and four double bedrooms, two with vanity basins and built-in wardrobes. There is a family bathroom and separate WC.

### Outside

The house is set back from the road behind laurel hedging and has a detached double garage with parking in front for two cars. Above the garage is a great studio/ games room which overlooks the garden. The front garden has lawn and stocked borders plus a crazy paved path to the front door and access to the rear garden.

The rear garden is an undoubted feature of this lovely home and immediately to the rear of the house is a lovely mature wisteria and a terrace ideal for entertaining and this leads to lawn and beautiful stocked borders and mature hedging. To the rear of the garden is a tucked away seating area and garden shed. The gardens offer great peace and tranquility to this lovely home. The overall plot is about 0.25 acres.

### Directions

From Rickmansworth station, at the roundabout take the second exit onto Park Road A412 and follow the road up Scots Hill. At the next roundabout take the third exit onto the Watford Road and continue along the road for about a mile and a half and then at the next roundabout take the first exit onto the Rickmansworth Road and follow for about half a mile. Just after Watford Boys Grammar School take the immediate left turn into Shepherds Road and the house can be found on the right.

### Tenure

Freehold

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.



23 Shepherds Road, Watford, Hertfordshire, WD18 7HU



savills

savills.co.uk

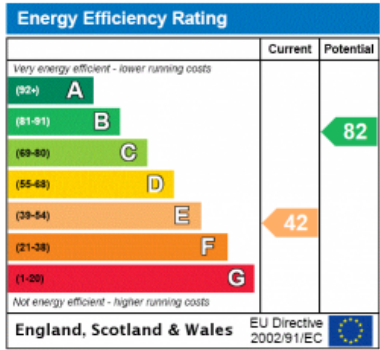
**Contact**  
Savills Rickmansworth  
**01923 773171**  
rickmansworth@savills.com

Approximate Area = 214.6 sq m / 2310 sq ft  
Garage = 72.3 sq m / 778 sq ft  
Total = 286.9 sq m / 3088 sq ft  
Including Limited Use Area (6.9 sq m / 74 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 283700

For identification only. Not to scale. © 129061NM



**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

