



An attractive modern house in a sought-after location

62 Tunnel Wood Road, Watford, Hertfordshire, WD17 4GE

Freehold

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Reception hall • Two reception rooms • Kitchen/ breakfast room • Study • Four bedrooms • Two bathrooms and downstairs cloakroom • Studio/potential annexe

Local information

62 Tunnel Wood Road, a modern cottage style home, is situated in the sought after Nascot Wood area close to excellent schools. Watford town centre is approximately a mile and The Grove, a 5 star hotel with golf course is approximately 1.3 miles. Transport Links include the Metropolitan Line station at Cassiobury and the Mainline to Euston from Watford Junction (approx. 20 minutes on a fast train). There is a good selection of excellent schools both state and private within the area.

Cassiobury Park has over 190 acres of open space and woodland with sporting and recreational facilities.

The property itself backs onto a lovely communal woodland area (Badgers Keep) in which residents hold a share through a small annual service charge.

Adjoining the property is a stile to a woodland walk that leads to a large playing field and tennis court and Cheslyn Gardens, a 3.5 acre woodland garden open to the public, is a short walk away.

About this property

From the entrance hall is a cloakroom with fitted cupboards. The study looks out to the front garden. The main sitting room has an attractive fireplace with gas coal fire and a box bay window overlooking the front and double doors open to the dining room with views and patio doors to the garden. Also overlooking the garden is the

kitchen with a good range of fitted wall and floor units, Hoover combi microwave and oven, four ring gas hob, dishwasher and pantry with space for a breakfast table. There is a utility area with integrated combi boiler, sink, washing machine and dryer and fridge/freezer plus a door to the driveway.

To the first floor is the principal bedroom with a range of wardrobes and an en suite shower room and a feature round arch window. There are three further double bedrooms all with built-in wardrobes. A modern family bathroom with shower, an airing cupboard with electric immersion heater for fall-back use and a full height boarded loft with light, shelving and power completes the accommodation inside.

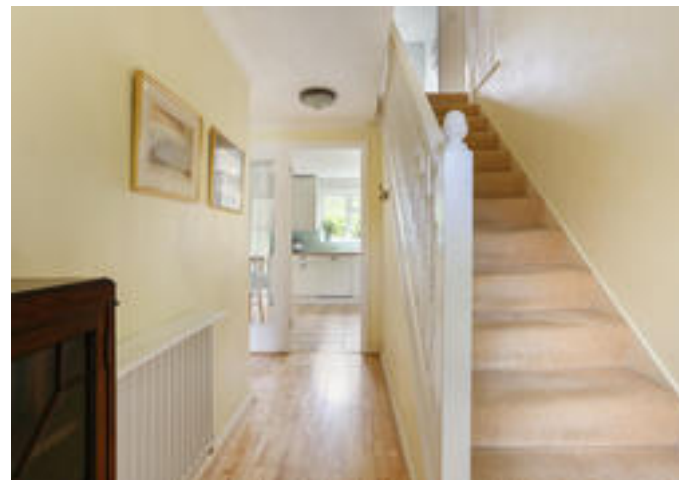
Outside - The property has a good area of lawn to the front with trees and a hedge border. A block paved driveway provides good parking and gated access to the rear garden. The garage has been part converted to a useful storage area and studio/potential annexe. The rear garden backs onto maintained woodland and is laid to lawn with extensive flower borders, trees, a rose arch and a separate vegetable area in raised timber planters and a greenhouse. There is also a covered garden store.

Tenure

Freehold

EPC rating = C



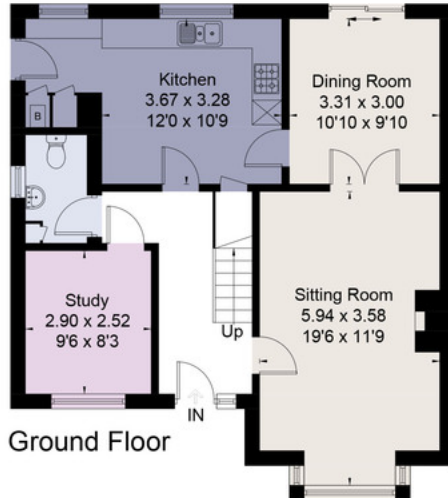




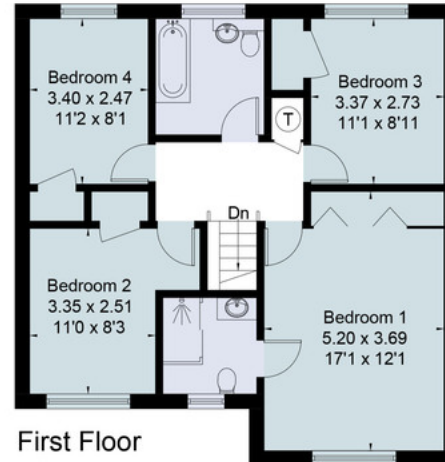
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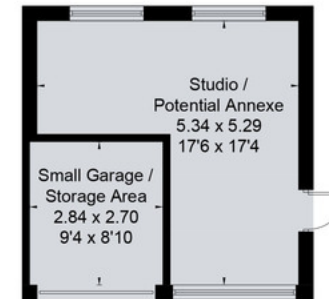
Approximate Area = 137.6 sq m / 1481 sq ft
Garage = 7.7 sq m / 83 sq ft
Studio = 20.2 sq m / 217 sq ft
Total = 165.5 sq m / 1781 sq ft
For identification only. Not to scale.
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Ground Floor

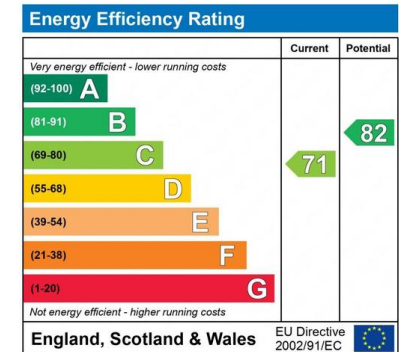


First Floor



(Not Shown In Actual Location / Orientation)

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