SIGNATURE ESTATES



45 Fraser Crescent

Watford, WD25 0BF

Offers Over £950,000

Situated in the desirable area of Fraser Crescent, Abbots Langley, this impressive 5 bed detached family home offers modern living, generous proportions and excellent convenience. Built in 2018, this beautifully presented property extends to approximately 1,595 sq ft and is thoughtfully arranged over three spacious floors, providing exceptional flexibility for modern family life.

The ground floor offers a welcoming and versatile living space, ideal for both relaxing and entertaining, together with a practical utility area. Across the upper floors are five generously sized double bedrooms, offering plenty of room for family, guests or home working, complemented by three well-appointed bathrooms.

Outside, the property continues to impress with a large private garden, providing an excellent space for children to play, outdoor entertaining or simply enjoying the warmer months. A detached double garage offers secure parking and valuable additional storage.

The location is particularly attractive for families, with Parmiters & St Michaels School just a five-minute walk away.

Offered for sale with no upper chain, this exceptional home presents a fantastic opportunity to acquire a modern, spacious and versatile family property.

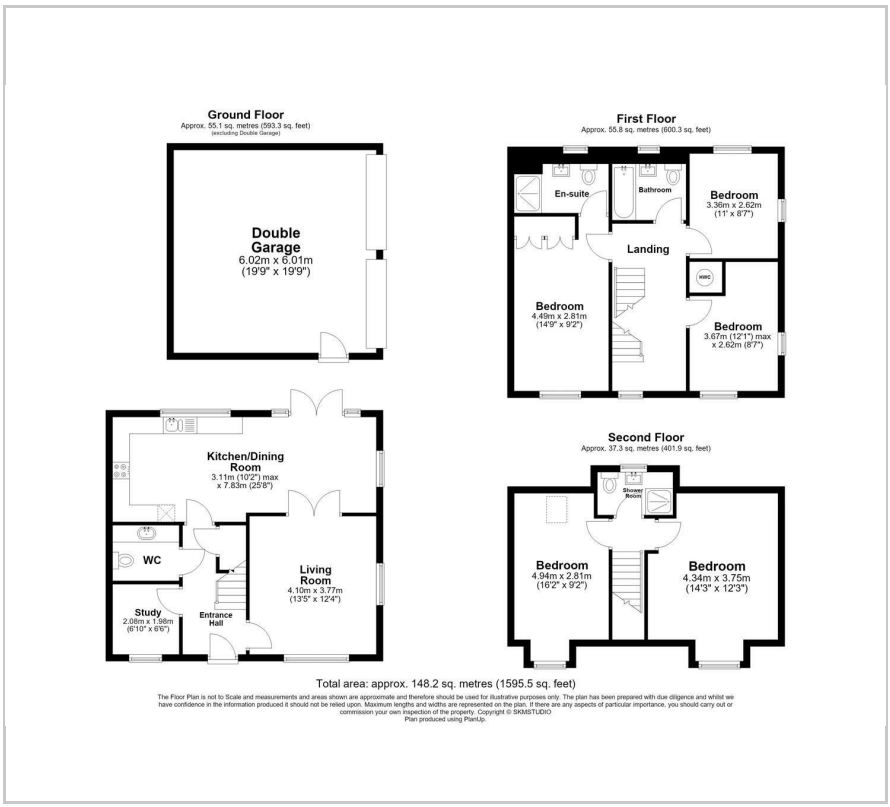
- Detached 5 Bed Executive Family Home
- Arranged Over Three Spacious Floors
- Five Double Bedrooms
- Three Modern Bathrooms Including Ensuite To Master Bedroom
- Large Private Rear Garden
- Detached Double Garage
- Utility Area
- Five Minute Walk To Parmiters & St Michaels secondary Schools
- Offered With No Upper Chain
- Easy Access To M25/M1

Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

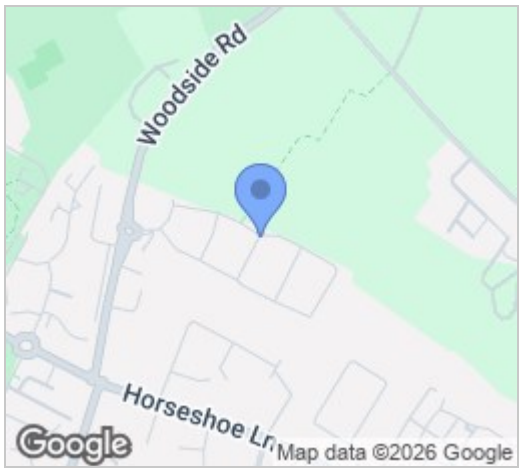
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Floor Plan

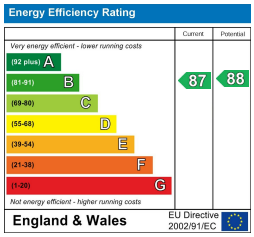


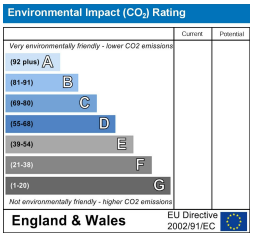
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph













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