



Connells

Tudor Manor Gardens
WATFORD

Tudor Manor Gardens WATFORD WD25 9TQ

for sale guide price
£750,000



Property Description

Situated within the highly desirable Tudor Manor Gardens development, this impressive four-bedroom detached family home offers spacious and versatile accommodation in a quiet, family-friendly cul-de-sac.

The property is ideally positioned for families seeking access to some of the area's most highly regarded schools, including the outstanding Parmiter's School and St Michael's Catholic High School, both located nearby in Garston.

The ground floor has been thoughtfully arranged to suit modern family living, comprising a welcoming entrance hall, a substantial living room, separate dining room, additional family/TV room which could also serve as a home office or playroom, a modern fitted kitchen and a convenient downstairs cloakroom. The excellent layout provides flexibility for both entertaining and day-to-day family life.

To the first floor, the principal bedroom benefits from its own en-suite bathroom, while three further well-proportioned bedrooms are served by a family bathroom. The accommodation throughout is bright, spacious and well maintained.

Externally, the property continues to impress with a generous rear garden offering a large patio area perfect for outdoor dining and summer entertaining, together with a lawned garden ideal for children and families. To the front, there is off-street parking and access to a larger-than-average garage providing excellent storage.

Tudor Manor Gardens is particularly popular due to its peaceful residential setting and

Entrance Hall/ Lobby

Front door.

Lounge

19' 6" x 9' 1" (5.94m x 2.77m)

Dining Room

14' 1" x 12' 2" (4.29m x 3.71m)

Television room

9' 1" x 7' 1" (2.77m x 2.16m)

Kitchen

17' 5" x 7' 1" (5.31m x 2.16m)

Wc

First Floor Landing

Bedroom 1

11' 10" x 9' 10" (3.61m x 3.00m)

Ensuite

Bath, wash hand basin, WC.

Bedroom 2

11' x 8' 8" (3.35m x 2.64m)

Bedroom 3

7' 10" x 7' 10" (2.39m x 2.39m)

Bedroom 4

8' 6" x 8' 6" (2.59m x 2.59m)

Bathroom

Outside

Front Garden

Paved drive to garage.

Garage

26' 11" x 7' 10" (8.20m x 2.39m)

Rear Garden

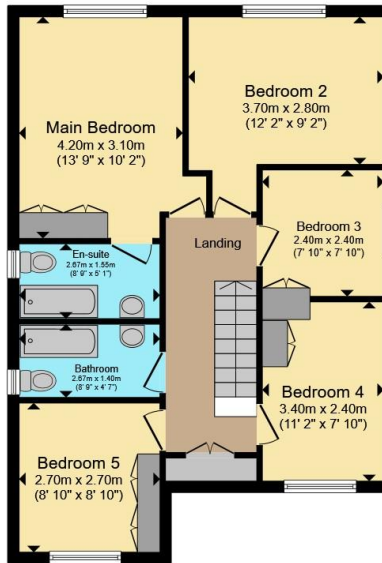
Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 151.0 m² (1,626 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: D Council Tax
 Band: F

view this property online connells.co.uk/Property/LEA103757

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA103757 - 0005