

**binks**  
estate agent



**Sheridan Road**  
Watford | Hertfordshire

# Sheridan Road Watford | Hertfordshire



*Spacious five bedroom detached family home in a popular location on the edge of Watford Heath.*

*Offered to the market for the first time in 30 years the property is well maintained and has good proportioned rooms, an internal double garage and delightful gardens with a swimming pool and various outbuildings.*

*Sheridan Road is a quiet cul-de-sac within easy reach of Bushey Station and well located for Watford Town Centre and its many amenities, shops and transport links.*



Watford offers a vast selection of amenities which include restaurants, coffee shops, large supermarkets and the popular Intu Shopping Centre. Recreation facilities include various fitness centres, golf clubs and the nearby Oxhey Park.



A popular choice for families with highly regarded schooling for all ages in both state and private sector including Watford Girls Grammar School and Watford Boys Grammar School.



Stations include Bushey mainline station, offering fast trains into London and Moor Park underground station (Metropolitan Line). The M1 and M25 are within close proximity.



The M1 and M25 Junctions are a short drive and provides easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

## FEATURES

- Detached Family Home
- Quiet cul-de-sac location
- Five Bedrooms
- Three Reception Rooms and Conservatory
- Fitted Kitchen/Dining Room
- Downstairs WC and Utility Room
- En-suite to Bedroom One
- Internal double garage and off street parking for several cars
- Rear garden with swimming pool and outbuildings
- EPC - D

## EXTERNALLY

Rear garden is thoughtfully designed on two tiers with a patio that wraps around the rear of the property. Lawned area and pond with feature rockery.

Wooden shed, brick-built gardeners' toilet with WC and sink, brick-built storage shed with window to side aspect, power and light.

Swimming pool and purpose built pool house with changing cubicles, built-in cupboards, tiled walls, window to side aspect, power and light.

Lower tier has a further lawned area with apple and pear trees, vegetable patch, greenhouse, brick-built garden shed with workbench and a wooden shed. The front of the property has paved parking for several vehicles, gated side access, raised flower beds and a feature lamppost.

Internal double garage with up and over door, power and light.





## ON THE GROUND FLOOR:

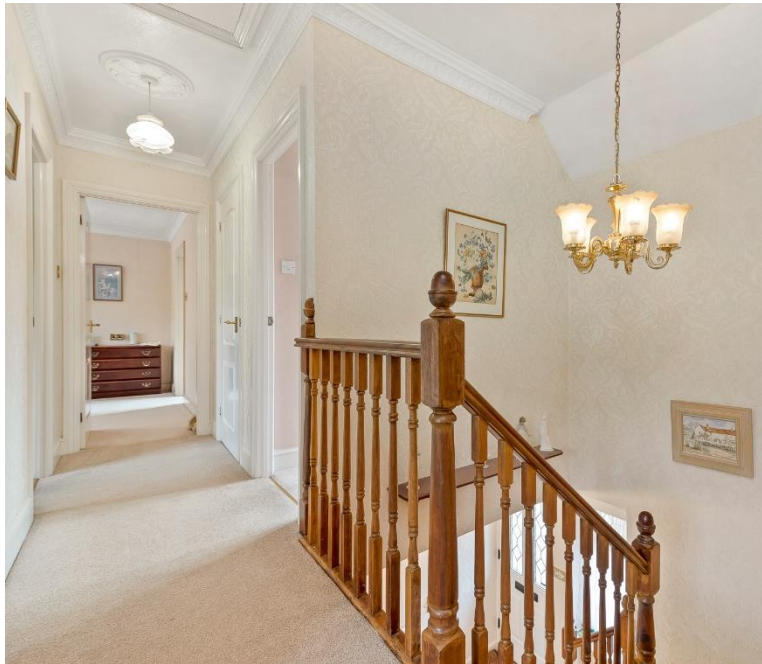
Entrance hall with part glazed UPVC door, leaded light double glazed window to front aspect, coving to ceiling, ceiling rose, under stairs storage cupboard.

Downstairs WC with obscure glazed window to front aspect, sink with stainless steel mixer taps, low level WC, fully tiled, radiator.

Living Room with leaded light double glazed window to front aspect, coal effect gas fireplace, two ceiling lights, dado rail, radiator, glazed doors to conservatory.

Brick built double glazed conservatory with views of the garden, two radiators, laminate wood effect flooring.

Dining room with stained glass double doors, two radiators, coving to ceiling and double glazed doors to garden.



Kitchen/breakfast room with a range of fitted cream wall and base units with contrasting granite worktops and matching Island unit. Built-in fridge/freezer, built-in dishwasher, Blanco composite sink with mixer tap, Neff built-in oven and grill. Zanussi gas hob, wine fridge, granite splashbacks, inset ceiling spotlights, radiator, double glazed window to rear aspect, tiled flooring. Arch to:

Breakfast area with continuation of tiled flooring, coving to ceiling, double glazed window to rear aspect, radiator, door to internal garage.

Utility with a range of fitted cupboards. Space for washing machine, tumble dryer and freezer. Worcester central heating boiler, tiled splashbacks, stainless steel sink, inset ceiling spotlights, tiled splashbacks, part-glazed door to garden.

Study with leaded light double glazed window to front aspect, ceiling rose, coving to ceiling, radiator.



## ON THE FIRST FLOOR:

First floor landing with coving to ceiling, two ceiling rose, airing cupboard housing hot water tank. Loft access (the loft is boarded and has Velux windows to the rear aspect).

Bedroom One with coving to ceiling, radiator and double glazed window to rear aspect.

En-suite, fully tiled with ceramic bath with mixer tap and shower attachment, shower cubicle with overhead shower, vanity unit with sink, mixer tap and mirror over. Low level WC, heated towel rail, leaded light double glazed window to front aspect, inset ceiling spotlights.

Bedroom Two with part sloping ceiling, two leaded light windows to front aspect with seating and storage under, loft access, double radiator, eaves storage.

Bedroom Three with coving to ceiling, wooden flooring, radiator, double glazed window to rear aspect, built-in wardrobes.

Bedroom Four with coving to ceiling, radiator, double glazed window to rear aspect.

Bedroom Five with radiator, double glazed leaded light window to front aspect.

Family Bathroom, fully tiled with low level WC, bath with mixer tap and shower attachment, ceramic sink, radiator, inset ceiling spotlights and obscure glazed leaded light window to front aspect.



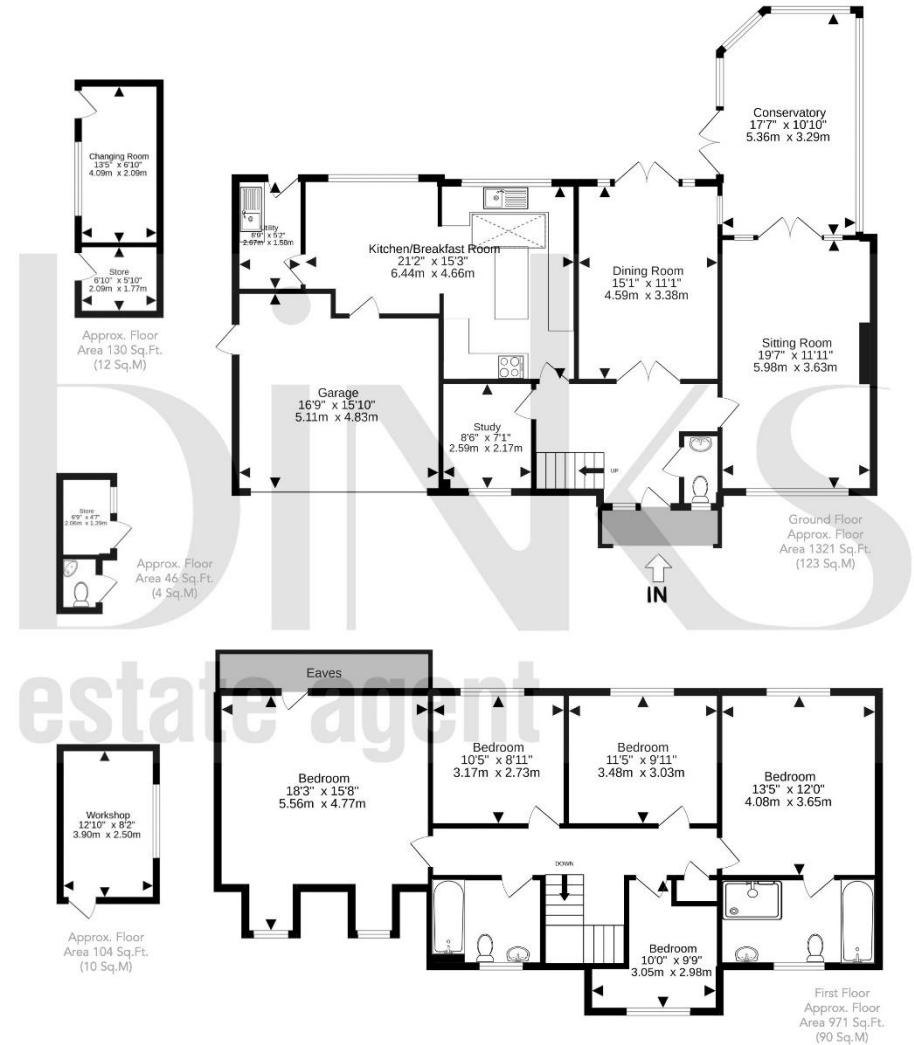


# Sheridan Road, Watford, WD19 4QL



Approx. Gross Internal Area

239 Sq M – 2571 Sq Ft



## Council Tax: Watford Borough Council – Band G - £3,391.20 (For the period 2022/2023)

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given. Reference: V1\_June 2022 © Binks (Sales & Lettings) Limited 2022 ALL RIGHTS RESERVED AND COPYRIGHTED.

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