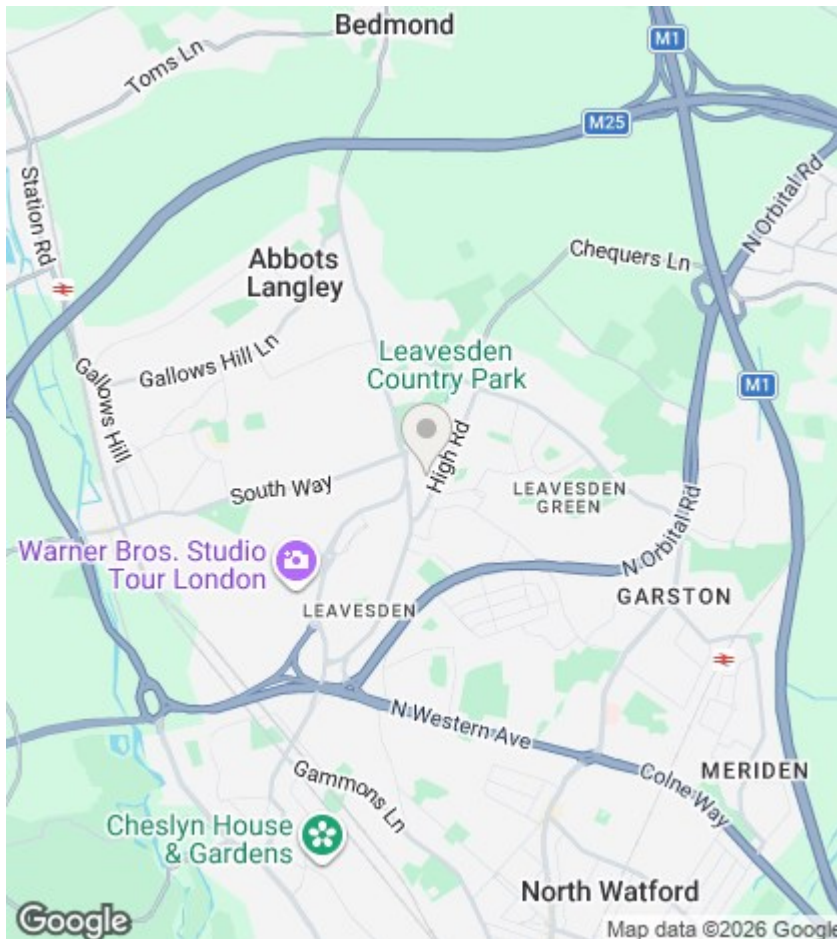




Old Forge Close, Watford

Asking price £780,000

- 5 BEDROOM HOUSE
- 55ft Landscaped Garden with Astro grass – Composite decking
- QUIET FRIENDLY CLOSE
- Underfloor heating, Open fireplace & cast iron radiators
- Recently extended and refurbished to a high spec throughout
- 2 BATHROOMS, GUEST WC & Utility Room
- OFF STREET PARKING UP TO 4 CARS!!
- Walking distance to primary schools & sort after secondary school Paramiters.
- 3 reception/dining rooms
- Turn key property – Early viewings RECOMMENDED!



Directions

Old Forge Close is situated in a desirable and discreet location in Leavesden WD25 within the catchment area for excellent schools, with parks and good transport links nearby, this property is ideal for modern family living. Viewing is highly recommended to fully appreciate the exceptional features and lifestyle this home has to offer.

Garston Station 1.1 miles Kings Langley Station 1.4

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band:

D

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

