



Independent Estate Agents

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RICHMOND DRIVE WATFORD HERTFORDSHIRE WD17 3BQ

Magnificent brand new home

Five bedroom detached house

Boasting contemporary fixtures

**Unbelievable kitchen family
room**

Spacious rear garden

**Set in the exclusive
Cassiobury Estate**



£1,200,000 Freehold

Richmond Drive is a quiet turning off Langley Way and within the popular Cassiobury Estate.

Local shops are close to hand with a bus service to Watford Town Centre. Motorway links are accessible and public transport is close to hand also.

One of only two exclusively detached homes newly built to an extremely high end bespoke standard by a well known local builder and set deep within the heart of the ever popular Cassiobury Estate.

This attractive home offers an array of stunning features including extremely spacious entertaining areas incorporating a beautiful family room/kitchen complete with orangery and vaulted glass roof. There is underfloor heating throughout this home, also a ultra high tech media/entertainment arrangement giving each zone of the house perfect hard wired wifi/ satellite coverage.

To fully appreciate this property and all it has to offer, please call to arrange an internal visit.

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, or RENNIE & CO., and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do



Bespoke front door with multiple glazed inserts and full height opaque double glazed panel with chrome furniture leading into -

ENTRANCE HALL

Porcelain tiled floor with underfloor heating and built in cupboard with the underfloor heating controls and valves. Alarm handset.

GUEST CLOAKROOM

Wall hung low flush WC, with chrome built in flush. Wall mounted sink unit with chrome mixer tap.

LIVING ROOM

24'04 x 11'10(7.42m x 3.61m)

Porcelain tiled floor. Remote control real flame contemporary fire. Stunning composite framed double glazed bi folding patio doors stretching the entire width of the house. Cat 6 media and internet hardwire outputs. Inset spotlights.

Underfloor heating and independent thermostat. Prewired for sky etc. LED lighting.



Open plan onto –

KITCHEN DINING ROOM

20'6 x 10'1 (6.25m x 3.07m)

Absolutely stunning, ultra modern design with porcelain tiled floor and underfloor heating. Matt Dove grey laminate wall and base units. Inset sink with Franke boiling water tap. Solid Quartz work surfaces throughout incorporating inset sink unit with swan neck mixer tap. 'Wedge' AEG contemporary extractor. Neff range style halogen hob and built in Neff double electric oven/microwave combi with additional sliding plate warmer. Bi fold patio doors stretching the entire width of house onto garden. Double glazed window to the side. Illuminated kick boards. Integrated full height fridge and separate freezer. Inset spotlights. UPVC double glazed window to side. CAT 6 media points. Underfloor heating thermostat. Vaulted glazed roof to rear of room with a beautiful stream of spotlights. Quartz curved edge breakfast bar.



UTILITY ROOM

Double glazed composite door to side. Quartz solid work surface with an inset stainless steel sink and mixer tap. Built in laminated wall and base units. Digital underfloor heating thermostat.

STUDY

9'9 X 8'8 (3m X 2.87m)

Double glazed Georgian style windows to front. Digital independent underfloor heating room thermostat. Cupboard housing the media, internet and entertainment hardwire system and fuse box.

RECEPTION 2

17'5 x 8'10 (5.31m x 2.69m)

Double glazed Georgian style casement windows to front. Underfloor heating with independent room thermostat. CAT 6 cable and media point.



SOLID OAK BANNISTERS LEADING UP TO -

ON THE FIRST FLOOR

LANDING

Airing cupboard with large pressurised tank and Optiflow underfloor heating control system.

BEDROOM 2

13'3 x 10'1 (4.04m x 3.07m)

Two sets of double glazed Georgian style windows. Access to loft for storage. Underfloor heating with independent thermostat. CAT 6 Panel.



FAMILY BATHROOM

Spacious state of the art bathroom suite comprising L shaped bath with glazed shower guard and rainfall shower system and hand unit option. Wall mounted sink unit with mixer tap. Wall hung WC. Underfloor heating. Ladder style towel unit. Double glazed window over side



BEDROOM 3

13'3 x 11'9 (4.04m x 3.58m)

Two sets of Georgian style double glazed windows to front. Access to spacious loft for storage. CAT 6 panel. Underfloor heating with independent thermostat.

EN SUITE SHOWER ROOM

Self enclosed double width state of the art shower system with rainfall shower head and thick glazed shower guard. Tiled walls. Ladder style heated towel rail. Wall hung WC and sink unit. Spotlights.

BEDROOM 4

12' x 10'10 (3.66m x 3.30m)

Double glazed window over looking rear garden, CAT 6 system panel. Underfloor heating with independent thermostat.

BEDROOM 5

10'8 x 7'07 (3.24m x 2.92m)

Double glazed window overlooking rear. CAT 6 panel. Underfloor heating with independent thermostat.

Oak banisters leading to -

SECOND FLOOR LANDING

BEDROOM 1

14'5 x 10'03 (4.39m x 3.12m)

Double glazed window overlooking rear garden. Underfloor heating with independent thermostat. CAT 6 Panel.



SHOWER ROOM

Self enclosed double width shower enclosure with rainfall shower unit and glazed shower guard. Tiled walls. Wall hung WC and wall mounted sink unit with mixer tap.

ON THE OUTSIDE

REAR GARDEN

Spacious garden with modern paved patio and steps leading onto a raised lawn. Mature shrub surrounds.



FRONTAGE

Brick pavia driveway with off street parking for several cars and side access via wooden gate.

MISCELLANEOUS

LOCAL AUTHORITY

WATFORD

COUNCIL TAX BAND

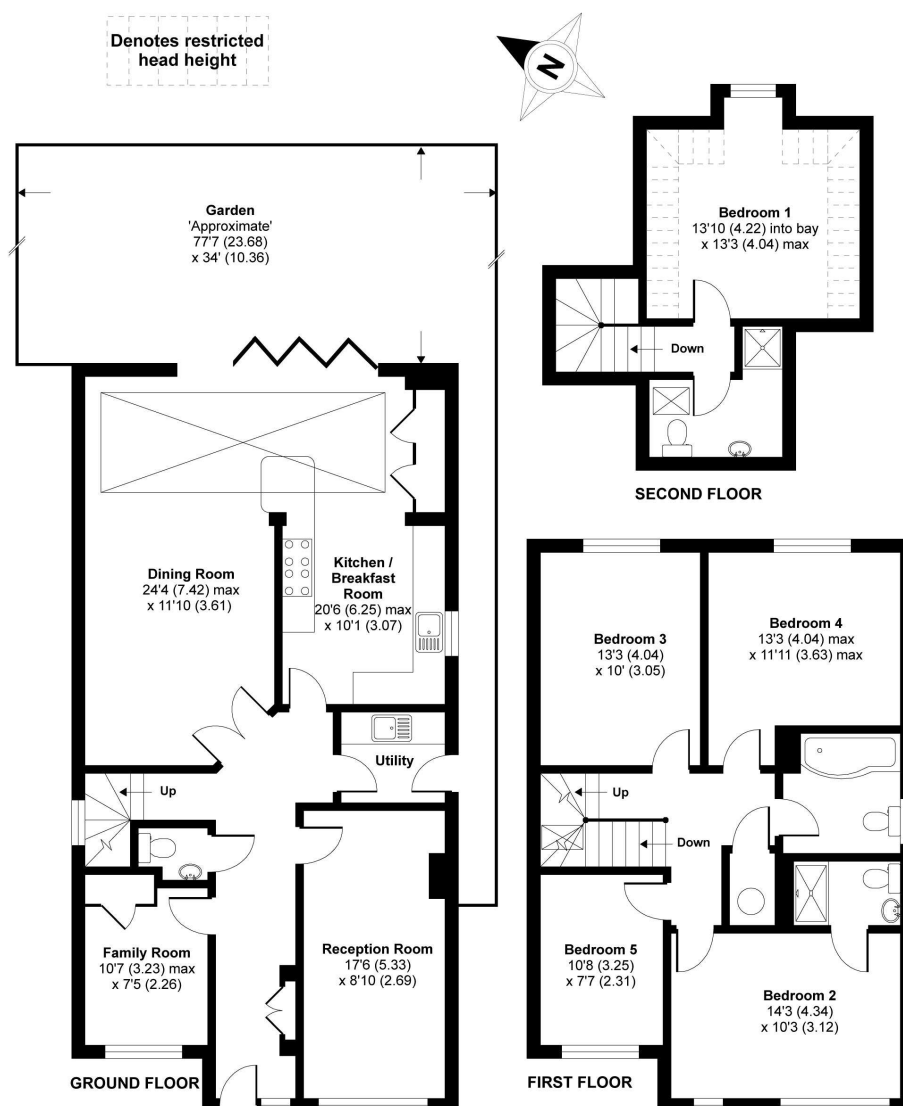
TBA

VIEWING

Strictly by appointment through Rennie & Co. Watford on (01923) 221265.

Richmond Drive, Watford, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1919 SQ FT 178.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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