

Premium



The Drive Watford WD17

£3,950 Per Month (Furnished) - 2016-09-14

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# The Drive, Watford, Hertfordshire, WD17

## £3,950 Per Month (Furnished)

Five bedrooms, Three bathrooms, Log cabin bar and games room, Driveway parking, Fully furnished, Office, Private garden.



### Description

The ultimate in luxury, finished to the highest standard with contemporary design, this fully furnished five bedroom detached house is located in one of Watford's premier roads. The main entrance leads into an impressive hallway with downstairs store cupboard and cloak room and through to a large, fully equipped kitchen, with double doors to dining room. The bright and spacious living room is beautifully furnished and opens up a further reception room, which is a lovely sun room that leads out to the garden. At the end of the garden you will find a fully equipped cabin, finished in an American diner theme, with a fully equipped bar and games facilities. Upstairs on the first floor of this lavish home provides a master bedroom with en suite, two further double bedrooms, a four piece family bathroom and a large fully kitted out office. On the top floor there are two further bedrooms, eave storage and a family bathroom. The garden has a lovely large patio area ideal for entertaining with steps to a large flat lawn and then on to the cabin!

### Situation

Watford is situated in the south of the county between the M25 and M1 motorways and only a 20 minute train journey from Euston station. The River

Gade runs along the west of Watford while the River Colne runs along the east. Shopping is dominated by the Intu Centre in the heart of the town, with major names including John Lewis and Marks and Spencer. Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course. The Grove hotel & golf club is just a few moments away. Vicarage Road in Watford is home to Watford Football Club and Saracens Rugby Club. Watford has a great selection of quality secondary and primary schools. A very popular choice is Parmiters Secondary School and Watford Boys and Girls Grammar School.



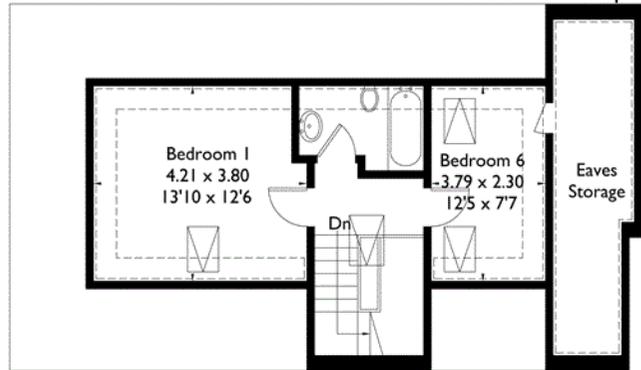
Living Room



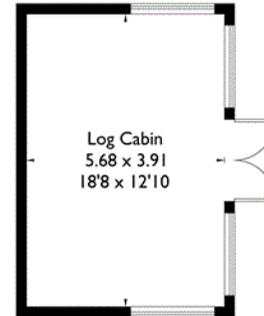
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(91-100) A					
(81-90) B					
(71-80) C					
(61-70) D					
(51-60) E					
(41-50) F					
(1-40) G					
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales	77	83		73	78
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(92-100) A					
(81-91) B					
(70-80) C					
(55-69) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
EU Directive 2002/91/EC					
England & Wales					

# The Drive, Watford

Approximate Gross Internal Area = 203.3 sq m / 2188 sq ft  
 (Excluding Eaves Storage)  
 Log Cabin = 22.2 sq m / 239 sq ft  
 Total = 225.5 sq m / 2427 sq ft

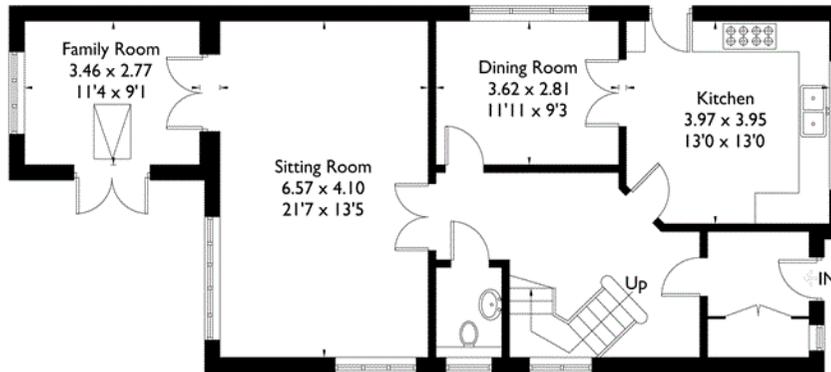


Second Floor

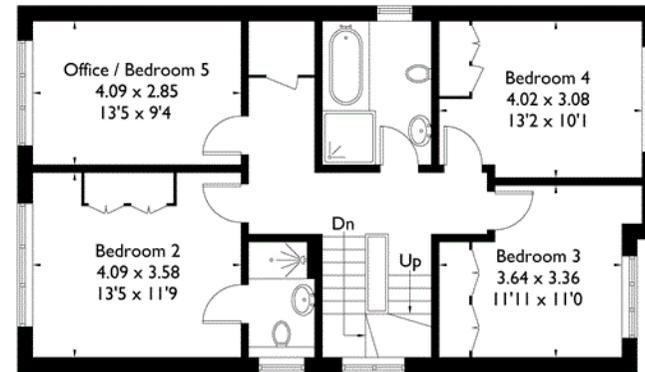


(Not Shown In Actual Location / Orientation)  
 Log Cabin

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 150629

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, \_\_\_\_\_





Dinning Room

