



**STUNNING FOUR/FIVE BEDROOM, FOUR BATHROOM NEW BUILD FAMILY HOME**

Tunnel Wood Close, Watford, Hertfordshire, WD17 4SW





**NEW BUILD • KITCHEN/DINING ROOM • SITTING ROOM • TV ROOM/STUDY/BEDROOM 5 • UTILITY • GUEST CLOAKROOM/SHOWER ROOM • PRINCIPAL BEDROOM WITH EN-SUITE, DRESSING ROOM AND BALCONY • SECOND BEDROOM WITH EN-SUITE AND BALCONY • TWO ADDITIONAL BEDROOMS • FAMILY BATHROOM • DOUBLE GARAGE • DRIVEWAY • LANDSCAPED REAR GARDEN •**

Robsons are pleased to showcase this stunning four/five bedroom, four bathroom detached family home. This superb new build property has been built to very high standards, has a 10 year Buildzone warranty and provides flexible living accommodation.

This impressive property has a welcoming, double height entrance hall and a kitchen/dining room with ample modern fitted wall and base units, smart Siemens integrated appliances, under unit and plinth lighting and a centre island/breakfast bar. There is ample space for a large dining table and patio doors to the rear garden. This is open plan with the sitting room, which also has patio doors to the garden.

There is also a TV room/study/bedroom five with two windows and a fitted cupboard, a utility room with fitted units, sink, Siemens washing machine and tumble dryer, together with a coats cupboard, stairs to the integral double garage and a guest cloakroom/shower room.







The spectacular staircase leads to the principal bedroom, which has an en-suite shower room with twin sinks, a dressing room and a balcony overlooking the garden. The guest bedroom also has an en-suite and doors to a balcony. There are two additional bedrooms and a family bathroom.

The property is approached via a shared paved driveway leading to the integral double garage, providing off street parking for multiple vehicles. The landscaped rear garden is mainly laid to lawn with a generously sized patio adjacent to the property.

This beautiful home has many additional features, such as Home Connect technology, TV/DAB and twin satellite points to most rooms, built-in wiring for surround sound speakers, luxury italian tiles to ground floor, underfloor heating throughout and a Ventaxia air purification system.

Located a short distance from Cassiobury Park and within easy reach of central Watford, which provides a wide choice of shops, restaurants, coffee houses, supermarkets and the shopping centre. There are a number of good schools located in the area and the transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond. There is also easy access to the M25 and M1.

Tenure: Freehold

Local Authority: Watford Borough Council

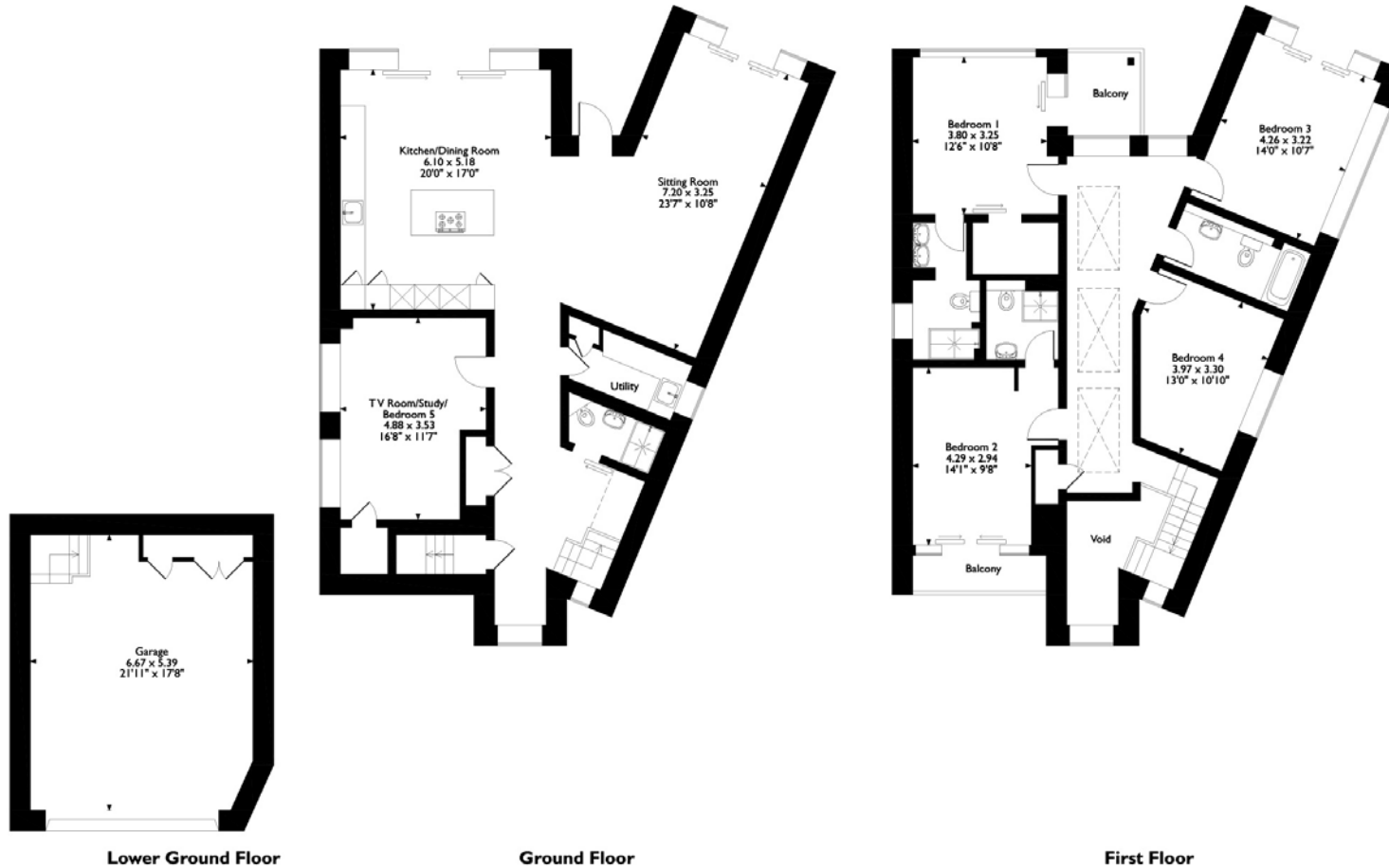
Council Tax: Band G

Energy Efficiency Rating: Band B





29A Tunnel Wood Close, Watford  
Approximate Gross Internal Area  
239 Sq M/2577 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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