



Holbrook Gardens, Watford, WD25 8AB

Asking Price £1,850,000 Freehold

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An immaculate 5 BEDROOM, THREE BATHROOM (TWO EN SUITE) DETACHED family home approx 3500 sq ft/ 325 sq m finished to exacting specifications by Octagon Homes, situated on the award winning Wall Hall development. Set within 55 acres of grounds and boasting resident's gym, tennis court, children's play area and delightful paths and trails.

The accommodation comprises: entrance hall, family room, drawing room, spacious kitchen/diner, reception room, utility room and guest cloakroom. Whilst above on the first floor is the principal bedroom with fitted wardrobes and an en suite bathroom. Bedroom two with an en suite, together with two further bedrooms and a family bathroom. On the top floor is bedroom five together with a large study.

To the front, the drive allows parking for several cars and leads to the garage. The rear GARDEN is a south west facing garden with an expansive patio.

Currently let on AST until June 2026

- Award Winning Wall Hall development in 55 acres of parkland, with a gym, tennis court & playground
- Gated development
- Detached family house
- 5 Double bedrooms, three bathroom, 2 en suite
- Well presented
- Garage and off street parking
- Freehold
- Central heating





VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

79 C	63 B
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Approximate Gross Internal Area 3500 sq ft – 325 sq m
 Ground Floor Area 1457 sq ft – 135 sq m
 First Floor Area 1378 sq ft – 128 sq m
 Second Floor Area 665 sq ft – 62 sq m

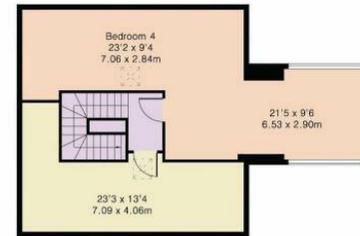
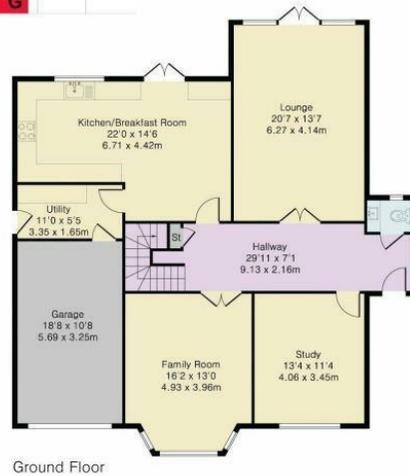
FREEHOLD
Local Authority – Hertsmere
Council Tax Band - H



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