



2 Coles Farm, Chequers Lane, Watford

**STRUTT & PARKER**  
BNP PARIBAS GROUP 

## 2 Coles Farm, Chequers Lane Watford WD25 0GL

An attached period family home located in a highly convenient sought-after area near to local amenities and stations

Abbots Langley 1.2 miles, Kings Langley 3.7 miles, Watford 4.4 miles, St. Albans and station 4.8 miles (London St. Pancras International 19 minutes), M1 (Jct. 6/North Orbital Road) 0.8 mile, M25 (Jct. 21A) 1.7 miles, London Luton Airport 15.1 miles, London Heathrow Airport 21.1 miles

Porch | Reception hall | Sitting room  
Conservatory | Kitchen/breakfast room | Cloakroom | 3 Bedrooms  
Office/bedroom 4 | Store  
2 Bathrooms | Garden | Outbuilding  
About 0.29 acres  
EPC rating F

### **The property**

2 Coles Farm is an attractive Victorian family home offering light-filled accommodation arranged over three floors, sensitively modernised to combine modern living with period features including large sash windows and high ceilings with fine cornicing. Configured to provide an ideal

family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall with useful storage and a cloakroom. It comprises a generous sitting room with large bay window, exposed wooden flooring and cast iron open fireplace, a spacious kitchen/breakfast room with a range of wall and base units, wooden worktops and modern integrated appliances, and an extensive 22 ft. conservatory with French doors to the garden.

Stairs rise from the reception hall to the first floor landing which benefits from a door to a Juliet balcony overlooking the garden and gives access to a generous principal bedroom with large bay window and built-in storage, one further well-proportioned bedroom and a contemporary family bathroom. On the second floor the property offers one further double bedroom, a useful store, an office, suitable for use as an additional double bedroom if required, and a further family bathroom.





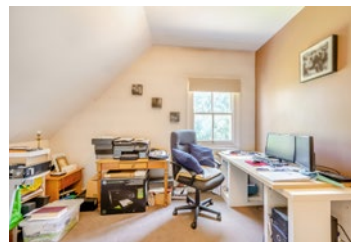
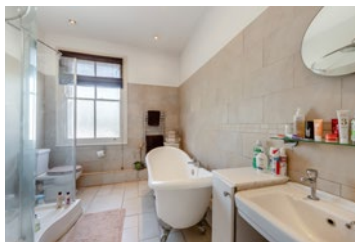
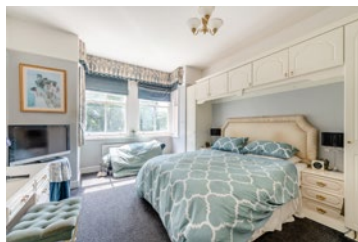


## Outside

Set behind a bank of mature trees and having plenty of kerb appeal, the property is approached over a shared block-paved driveway and through a five-bar gate over a private gravelled driveway providing private parking and giving access to the gable end porch and a substantial outbuilding with potential to develop subject to necessary planning consent. The well-maintained enclosed garden is laid mainly to level lawn and features numerous seating areas and a spacious block-paved front aspect terrace, ideal for entertaining and al fresco dining, the whole screened by mature shrubs and trees.

## Location

The property sits in a peaceful semi-rural location adjacent to the award-winning Leavesden Country Park, near to local amenities. The nearby village of Abbots Langley offers a good range of day-to-day amenities including a church, bustling high street, community centre, library, restaurants, cafés, public houses and popular primary school while the neighbouring village of Kings Langley offers local shopping, a library, hotel, sports complex, cafés, restaurants, public houses and both primary and secondary schooling. Highly regarded Parmiter's School, rated Outstanding by Ofsted, is less than half a mile away and access to the M25 and M1 and both Luton and Heathrow airports are all within easy access.





## General

**Local Authority:** Three Rivers District Council

**Services:** Mains electricity, gas, water and private drainage.

**Council Tax:** Band D

**Tenure:** Freehold

**Guide Price:** £1,200,000

## St Albans

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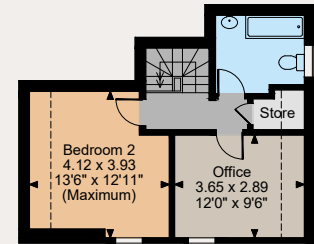
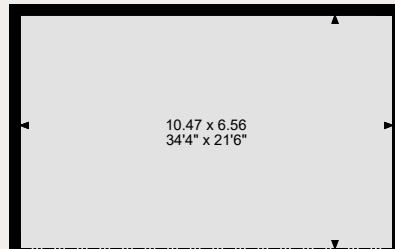
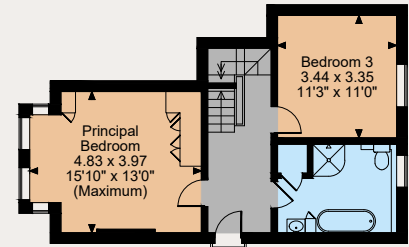
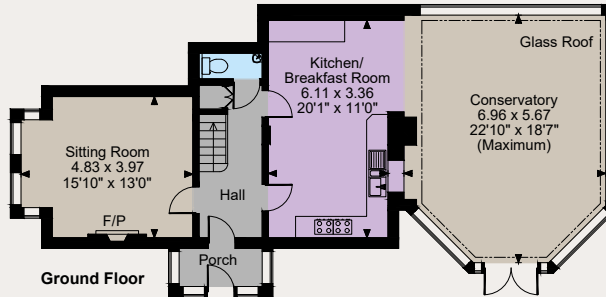
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## Floorplans

House internal area 1,875 sq ft (174 sq m)

Outbuilding internal area 739 sq ft (174 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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