

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	85
Potential	93



**BATESON DRIVE**  
 TOTAL APPROX. FLOOR AREA 1531 SQ.FT. (142.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SITE PLAN**

HOUSE (142.2 SQ.M.)  
 GARAGE (15.4 SQ.M.)

**1ST FLOOR**  
 APPROX. FLOOR AREA 673 SQ. FT. (62.6 SQ.M.)

**GROUND FLOOR**  
 APPROX. FLOOR AREA 691 SQ. FT. (64.2 SQ.M.)

**1st Floor Details:**  
 BEDROOM 11' x 9' (3.35m x 2.74m)  
 MASTER BEDROOM 15'1" x 12' (4.60m x 3.66m)  
 BEDROOM 11' x 7' (3.35m x 2.13m)  
 BEDROOM 10'1" x 9'11" (3.07m x 3.02m)  
 LANDING  
 AIRING CUPBOARD  
 CUPBOARD

**Ground Floor Details:**  
 RECEPTION ROOM 9' x 8' (2.74m x 2.44m)  
 KITCHEN/BREAKFAST ROOM 16' x 13' (4.88m x 3.96m)  
 FAMILY ROOM 26' x 12'10" (7.92m x 3.91m)  
 CLOAKROOM  
 HALLWAY  
 UTILITY ROOM 9'1" x 6'1" (2.78m x 1.86m)  
 GARAGE 3.69m x 2.78m

**LUMLEY ESTATES**



BATESON DRIVE  
 LEADING TO  
 OFFORD GROVE &

**Bateson Drive, Watford**

**Tel: 01923 853 366**

**Email: info@lumleyestates.co.uk**



**Bateson Drive**  
**Watford**  
**WD25 7NB**



This beautifully presented four double bedroom two bathroom detached family home is available on a part-furnished basis from 24th November '18. Benefitting from a lovely size bright reception with wood flooring, great size fitted kitchen with granite work surfaces, office/playroom and guest w/c. The first floor further benefits from a nice size master bedroom with fitted wardrobes and en-suite w/c and shower cubicle, three further double bedrooms all with fitted wardrobes and main family bathroom. With a great size low maintenance private rear garden with fake grass, patio and shed plus a garage with fitted utility room to the rear and off street parking for upto 3 cars, viewings come highly recommended.

