



APPROXIMATE GROSS INTERNAL FLOOR AREA 95.29 SQ M / 1026 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



****CHAIN FREE**** This three bedroom mid terrace family home is located in a popular residential location, close to good schools for all ages, bus routes and within 1.5 miles of Watford Town Centre. Trains are available at both Watford Met Line and Watford Junction Station for the mainline to Euston London in 18 minutes.

To the ground floor is welcoming entrance hall, leading to a very spacious reception room and dining room with French doors to the garden plus a modern fitted kitchen with a door to the rear garden. The first floor offers three bedrooms and a bathroom with separate W/C.

The property has been extended to the rear giving ample living space and has gas central heating, double glazing plus residents parking bays and on road parking. This property comes to the market with no onward chain.

Council Tax Band C - 1,897.32

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.



ROOM DESCRIPTIONS

Entrance Hall

Laminate wood effect flooring, ceiling light, radiator, cupboard with meters and under stairs storage

Reception Room

3.75m x 5.54m (12' 4" x 18' 2") Carpeted, wall lights, down lights, radiator, window to front aspect.

Dining Room

3.04m x 4.14m (10' 0" x 13' 7") Carpeted, ceiling light, radiator, French doors leading to garden.

Kitchen

Laminate wood effect flooring, range of Beech coloured wall and base units, space for fridge/freezer, washing machine, tumble dryer, oven / gas hob and extractor hood, one and a half sink/drainers, ample work top space, ceiling light, down lights, door to rear garden.

Carpeted Stairway to Landing

Access to attic space, storage cupboard, ceiling light.

Master Bedroom

2.98m x 3.68m (9' 9" x 12' 1") Carpeted, radiator, ceiling light, fitted wardrobes, window to front aspect.

Bedroom Two

3.00m x 3.16m (9' 10" x 10' 4") Carpeted, radiator, ceiling light, window to rear aspect.

Bedroom Three

2.47m x 2.53m (8' 1" x 8' 4") Carpeted, radiator, ceiling light, over stairs storage cupboard, window to front aspect.

Separate W/C

Fully tiled floor and walls, ceiling light, window to rear aspect.

Bathroom

Vinyl flooring, fully tiled walls, hand wash basin with vanity unit, panel bath with mixer tap and shower attachment, ceiling light, window to rear aspect.

Rear Garden

5.70m x 15.00m (18' 8" x 49' 3") Panel fencing, rear gated access.