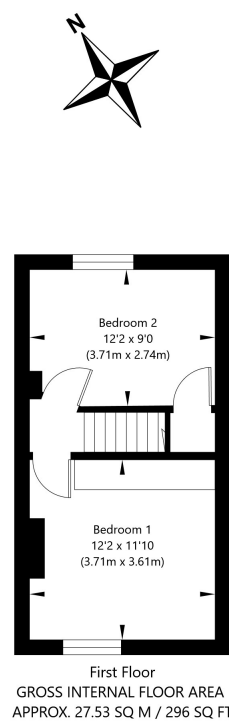
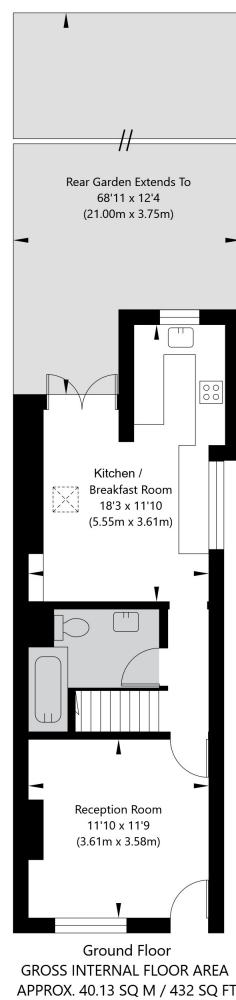




Duke Street, Watford WD17 2PB



APPROXIMATE GROSS INTERNAL FLOOR AREA 67.66 SQ M / 728 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |





**\*\*CHAIN FREE\*\*** This lovely character cottage is perfectly located on a quiet "no through road", yet is just a stones throw from the town centre and a short walk to Watford Junction and High Street Station. The ground floor comprises of a reception room, a large and bright kitchen / breakfast room with doors opening into the garden, and a modern bathroom, the first floor provides two spacious double bedrooms. To the rear of the property is a private garden, on the road permit parking is available and the property comes to the market chain free.

Council Tax Band C £2,083.01

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.
4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give a representation or warranty in relation to this property

ROOM DESCRIPTIONS

**Reception Room**

3.61m x 3.58m (11' 10" x 11' 9") Wood effect flooring, spot lights, radiator, window with plantation shutters to front aspect.

**Open Plan Kitchen / Breakfast Room**

5.55m x 3.61m (18' 3" x 11' 10") Wood effect flooring, range of wall and base level units, plentiful work top space, bowl inset sink. Integrated gas hob, oven and extractor hood, fridge, freezer, dishwasher and washing machine. Spot lights, radiator, Worcester Bosch Boiler, window to side and rear aspect, patio doors to garden.

**Bathroom**

2.60m x 2.45m (8' 6" x 8' 0") Tiled floor, part tiled walls, panel bath with over head shower, hand wash basin, low level WC, heated towel rail, spot lights, extractor fan and storage cupboard.

**Bedroom One**

3.71m x 3.61m (12' 2" x 11' 10") Carpeted, spot lights, fitted wardrobe, radiator, feature fireplace and window with plantation shutters to front aspect.

**Bedroom Two**

3.71m x 2.74m (12' 2" x 9' 0") Carpeted, ceiling light, storage cupboard, radiator and window to rear aspect.

**Garden**

Mainly laid to lawn, with patio area and decorative shingle, outside tap, power point and storage shed.