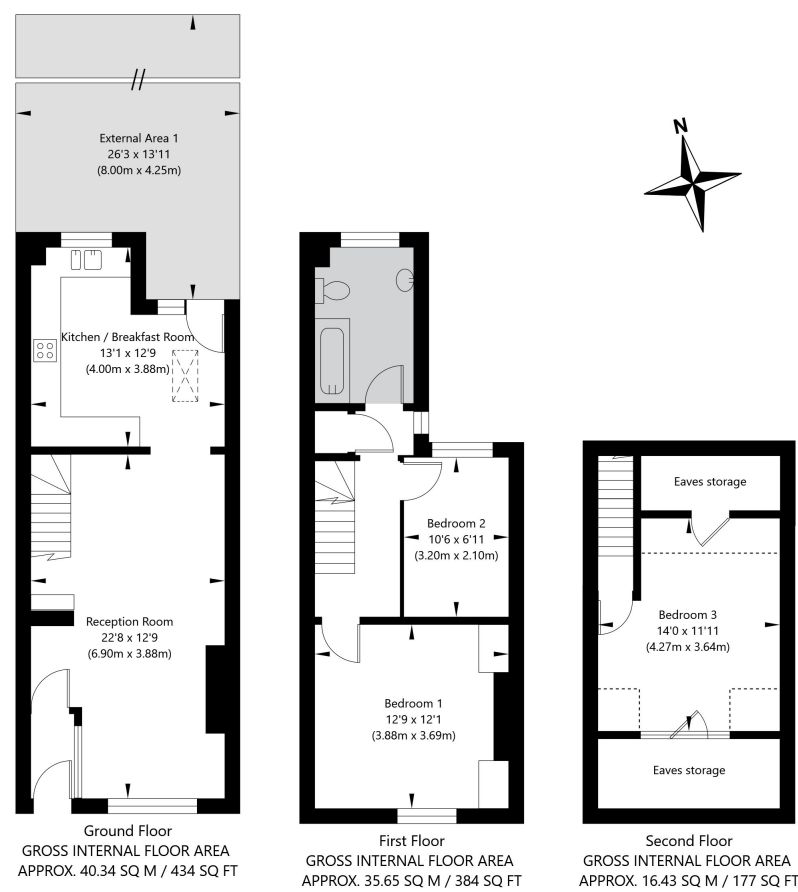




Terrace Gardens, Watford WD17 1RB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	57	85
A		
(81-91)		
B		
(69-80)		
C		
(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

APPROXIMATE GROSS INTERNAL FLOOR AREA 92.42 SQ M / 995 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 88.93 SQ M / 957 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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****CHAIN FREE**** This spacious three bedroom terraced house with bathroom off landing is ideally located in a quiet cul-de-sac, a very short walk from Watford Junction Station and the town centre. The ground floor provides a large open plan living room / dining room and a large fitted kitchen with door to the rear garden. The first floor offers two bedrooms and a bathroom, all off the landing, the second floor provides an additional double bedroom. Externally is a courtyard garden with rear gated access, the property is eligible for permit parking and comes to market with no onward chain.

Council Tax Band D £2,343.28.

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 any representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Entrance Lobby

Carpeted.

Open Plan Reception Room

6.90m x 3.88m (22' 8" x 12' 9") Carpeted, ceiling light, two radiators, feature fire place hearth, window to front aspect.

Kitchen / Breakfast Room

4.00m x 3.88m (13' 1" x 12' 9") Tiled floor, part tiled walls, range of base and eye level units, plentiful worktop space, one and a half sink / drainer, integrated electric hob and oven, space for washing machine, fridge and freezer, ceiling light, radiator. Door to rear garden.

Carpeted Stairway to First Floor Landing

Carpeted, wall lights, window to side aspect and storage cupboard containing Vaillant Boiler.

Bedroom One

3.88m x 3.69m (12' 9" x 12' 1") Carpeted, ceiling light, radiator, built in wardrobes, window to front aspect.

Bedroom Two

3.20m x 2.10m (10' 6" x 6' 11") Carpeted, radiator, wall lights, window to the rear aspect.

Bathroom

3.12m x 1.90m (10' 3" x 6' 3") Laminate wood effect flooring, part tiled walls, low level WC, hand wash basin, panel bath with over head shower.

Carpeted Stairway to Second Floor

Bedroom Three

4.27m x 3.64m (14' 0" x 11' 11") Carpeted, ceiling light, radiator, window to front aspect and under eaves storage.

Garden

Private courtyard garden with outside tap, rear gated access and a storage shed.