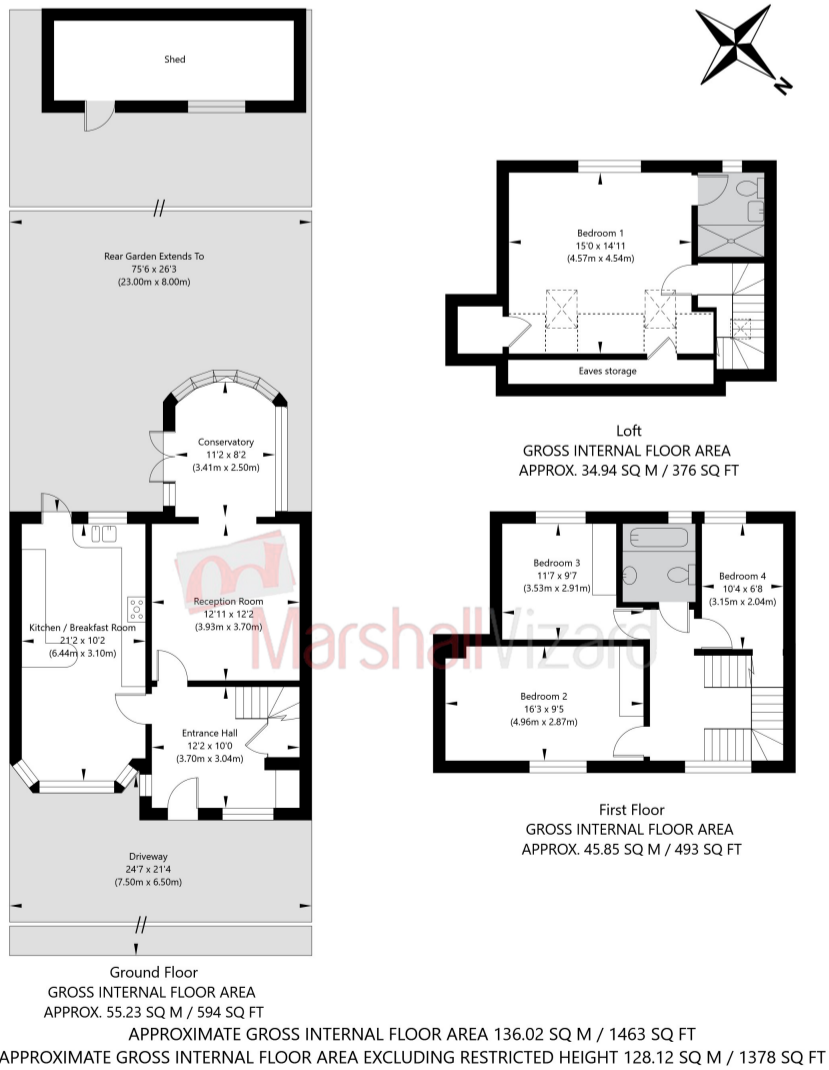




The Square, Watford, WD24 6ND



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	82
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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This beautifully presented and spacious four bedroom house is set over three floors and is situated on a quiet crescent, with off street parking. The ground floor comprises of a generous entrance hall, a modern open plan kitchen/breakfast room, a reception room plus conservatory with French doors leading out into the garden. To the first floor are three bedrooms, two double bedrooms and a single bedroom plus the family bathroom. The top floor provides a fabulous master bedroom with stylish en-suite shower room. Externally is a secluded rear garden with side gated access, to the front is a driveway with off street parking.

The house is in close proximity to excellent schools, has easy access to the major road links of the M1/M25 and A41 and is only a short distance to all local amenities.

Council Band D £2236.30

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 an representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Entrance Hall

3.04m x 3.70m (10' 0" x 12' 2") Grey wood effect flooring, two large storage cupboards, radiator, ceiling light, windows to side and front aspect.

### Kitchen/Breakfast Room

3.10m x 6.44m (10' 2" x 21' 2") Wood effect flooring, range of contrast wall and base level units, ample worktop space, sink/drain, integrated gas range with extractor hood, two eye level ovens, fridge/freezer, dishwasher, washing machine. Spotlights, pendant lights, radiator, space for dining table, window to front and rear aspect, door to garden.

### Reception Room

3.70m x 3.93m (12' 2" x 12' 11") Grey wood effect flooring, ceiling light, spotlights, radiator, leads into conservatory.

### Conservatory

4.54m x 4.57m (14' 11" x 15' 0") Grey wood effect flooring, spotlights, French doors to garden.

### Carpeted stairway to first floor landing

Carpet, radiator, spotlights, window to front aspect.

### Bedroom Two

2.87m x 4.96m (9' 5" x 16' 3") Carpeted, fitted wardrobe, radiator, spotlights, ceiling light, window to front aspect.

### Bedroom Three

2.91m x 3.53m (9' 7" x 11' 7") Carpeted, fitted wardrobe, radiator, ceiling light, spotlights and window to rear aspect.

### Bedroom Four

2.04m x 3.15m (6' 8" x 10' 4") Carpeted, radiator, ceiling light and window to rear aspect.

### Family Bathroom

1.96m x 1.82m (6' 5" x 6' 0") Tile effect flooring, fully tiled walls, bath with mixer tap plus shower attachment and overhead rain shower, hand wash basin, low level W/C, heated towel rail, spotlights and window to rear aspect.

### Carpeted Stairway to Second Floor Landing

With Velux window and feature pendant lights.

### Bedroom One

4.54m x 4.57m (14' 11" x 15' 0") Carpeted, spotlights, radiator, under eaves storage, Velux windows to front aspect, door to ensuite.

### En Suite Shower Room

2.10m x 1.66m (6' 11" x 5' 5") Tiled flooring, fully tiled walls, large walk in shower with multi jet shower plus hand held attachment, hand wash basin with vanity storage, low level W/C, heated towel rail, ceiling light, window to rear aspect.

### Rear Garden

8.00m x 23.00m (26' 3" x 75' 6") Mainly laid to lawn with undercover patio area, large storage shed, side gated access.