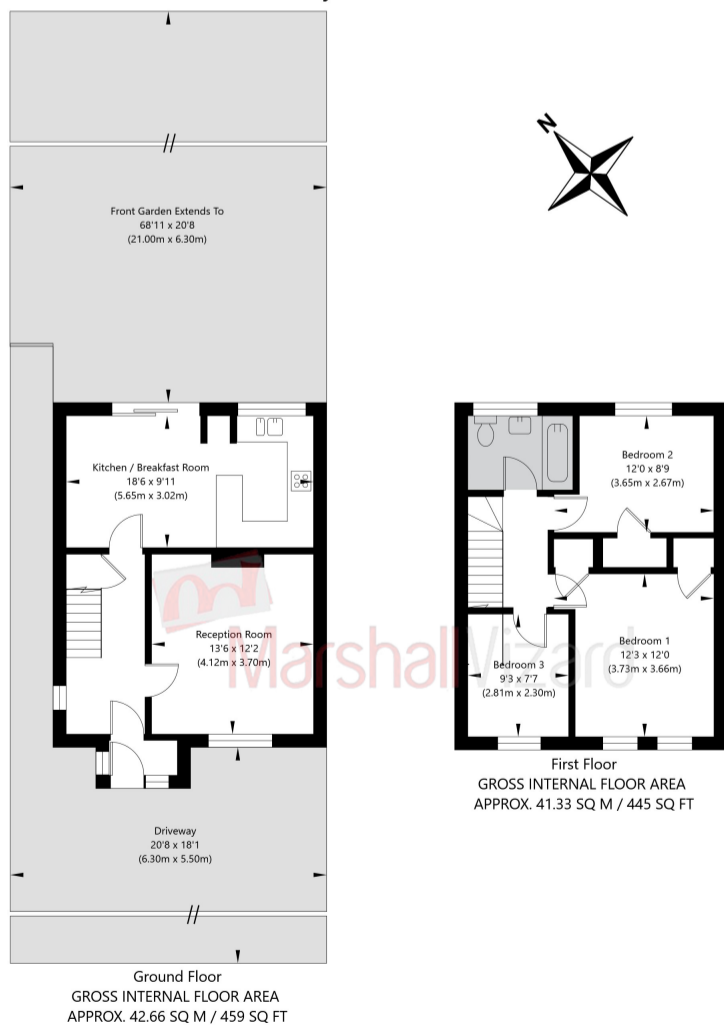




Coates Way, Watford, WD25 9NR



APPROXIMATE GROSS INTERNAL FLOOR AREA 83.99 SQ M / 904 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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, family home is located on Coates Way. The ground floor comprises of a bright entrance hall, a reception room, plus a spacious kitchen breakfast room with patio doors out to a private, well kept garden with side access. The first floor has three good sized bedrooms, two double bedrooms and one single bedroom, as well as the family bathroom and access to attic space from the landing. Externally, is driveway parking for two cars. This property has lots of potential to extend STPP, and to add value. The property is located close to the M25, M1, and Garston Train Station whilst being near Parmiters School and short walk to Coates Way Junior school and Garston Park.

Council Tax Band C £1987.82

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



ROOM DESCRIPTIONS

Front Driveway

Block paving with parking for two cars.

Porch

Tiled flooring, light, windows either side of front door.

Entrance Hall

Wood effect flooring, window to side aspect, radiator, ceiling light, under stairs storage cupboard.

Reception Room

3.70m x 4.12m (12' 2" x 13' 6") Wood effect flooring, ceiling light, radiator, window to front aspect.

Kitchen/Breakfast Room

3.02m x 5.65m (9' 11" x 18' 6") Tiled flooring, part tiled walls, range of base and wall units, sink/drainage, space for fridge/freezer, washing machine, dishwasher and oven, two ceiling lights, window to rear aspect, patio door to garden.

Stairway to Landing

Wood effect flooring, ceiling light, access to attic space via loft ladder.

Bedroom One

3.66m x 3.73m (12' 0" x 12' 3") Carpeted, radiator, ceiling light, two storage cupboards (one with hot water tank), two windows to front aspect.

Bedroom Two

2.67m x 3.65m (8' 9" x 12' 0") Carpeted, radiator, ceiling light, built in storage cupboard, window to rear aspect.

Bedroom Three

2.30m x 2.81m (7' 7" x 9' 3") Carpeted, ceiling light, radiator, storage space, window to front aspect.

Bathroom

Tiled flooring, part tiled walls, hand wash basin. panel bath with mixer taps plus shower attachment, low level W/C, radiator, ceiling light, window to rear aspect.

Rear Garden

6.30m x 21.00m (20' 8" x 68' 11") Mainly laid to lawn with block paving patio area, outside tap, side access.