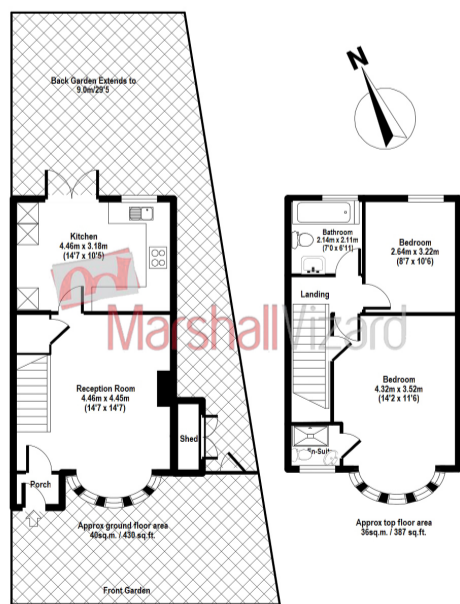




2 Bedroom Semi Detached House, North Western Ave, Watford, WD25

APPROX GROSS INTERNAL FLOOR AREA: 76 sq. m / 816 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 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C		
(55 to 68)	D	63	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



This well proportioned two double bedroom, two bathroom, semi detached house is ideally located for the commuter, with excellent road links for both the M1 and M25 motorway networks. The house benefits from an elevated off road position and both a front and rear garden, making an excellent family home in a convenient location. The property has double glazing and gas central heating.

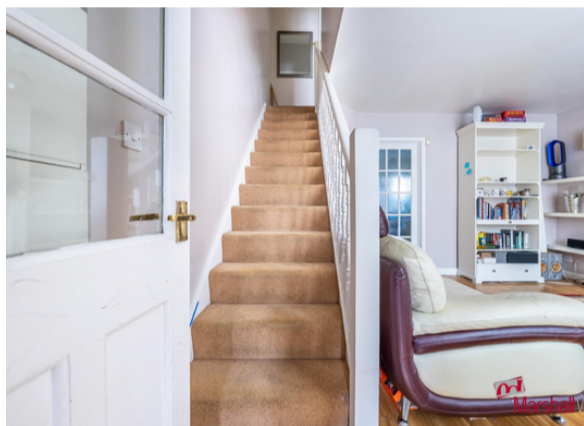
To the ground floor is a spacious living room and kitchen breakfast room, the stairway leads to the first floor, where there are two double bedrooms, with ensuite to the master and a family bathroom.

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



ROOM DESCRIPTIONS

Front Garden

Large front garden with lawn and access to the rear garden.

Porch

Laminate flooring, space for coats and shoes, ceiling light.

Living Room

4.45m x 4.46m (14' 7" x 14' 7") Laminate flooring, ceiling light, two radiators plus an additional feature radiator, under stairs storage cupboard, bay window to front aspect.

Kitchen/Breakfast room

3.18m x 4.46m (10' 5" x 14' 7") Tiled flooring, part tiled walls, spot lights, ceiling light, range of gloss base and wall units, ample worktops, space for fridge freezer, washing machine and tumble dryer, integrated dishwasher, oven and gas hob with extractor hood.

Carpeted Stairway to Landing

Landing

Carpeted, access to boarded loft space via ladder.

Bedroom One

3.52m x 4.32m (11' 6" x 14' 2") Double bedroom, carpeted, ceiling light, radiator, over stairs storage cupboard, bay window to front aspect.

En-suite Shower Room

Tiled flooring, part tiled walls, window to front aspect, ceiling light, low level W/C, hand wash basin, walk in shower cubicle with electric shower.

Bedroom Two

2.64m x 3.22m (8' 7" x 10' 6") Double bedroom, ceiling light, radiator, window to rear aspect.

Family Bathroom

2.11m x 2.14m (6' 11" x 7' 0") Tiled flooring, part tiled walls, ceiling light, low level W/C, pedestal hand wash basin, panel bath with mixer tap and shower attachment, window to rear aspect.

Garden

Mainly laid to lawn, block paving patio reaching around the side of house where there is a shed and gated access to the front garden.