



Cherrydale, Watford WD18 7UP



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>63</b>               |           |
| (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 |           |

APPROXIMATE GROSS INTERNAL FLOOR AREA 85.16 SQ M / 917 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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This generous, three bedroom mid terrace family home, is located on a quiet cul-de-sac in Watford, a short walk from Watford Boys Grammar School, the Metropolitan Line Station and Cassiobury Park. The accommodation comprises to the ground floor, of a porch, a large open plan, living room/dining room and a kitchen. The first floor has two double bedrooms, a good sized single bedroom plus a family bathroom. Externally, are low maintenance front and rear gardens, a garage in a block, and permit parking is available. This property comes to market chain free.

Council Band D £2,236.30

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 of give an representation or warranty in

## ROOM DESCRIPTIONS

### Front Garden

6.00m x 8.00m (19' 8" x 26' 3") Low maintenance.

### Porch

With storage space for coats and shoes.

### Open Plan Living Room/Dining Room

5.48m x 7.51m (18' 0" x 24' 8") Parquet flooring, two radiators, two ceiling lights plus wall lights, window to rear aspect and patio doors to garden.

### Kitchen

2.40m x 2.86m (7' 10" x 9' 5") Tile effect flooring, part tiled walls, range of Beech coloured base and wall units, ample work top space, sink/drain, integrated gas hob, oven and extractor fan, space for washing machine, dishwasher and fridge/freezer, ceiling light, radiator, window and door to rear aspect.

### Staircase

Leading to a carpeted landing.

### Bedroom One

3.14m x 4.46m (10' 4" x 14' 8") Carpeted, radiator, ceiling light and window to front aspect.

### Bedroom Two

2.92m x 3.55m (9' 7" x 11' 8") Carpeted, radiator, ceiling light and window to rear aspect.

### Bedroom Three

2.25m x 2.48m (7' 5" x 8' 2") Carpeted, radiator, ceiling light and window to front aspect.

### Bathroom

Vinyl wood effect flooring, part tiled walls, hand wash basin with vanity unit, mirror, low level W/C panel bath with mixer tap and overhead shower attachment, ceiling light, radiator, window to rear aspect.

### Garden

6.00m x 10.00m (19' 8" x 32' 10") Well presented, mainly patio, decorative trees and shrubs, rear access.

### Garage

In a block.