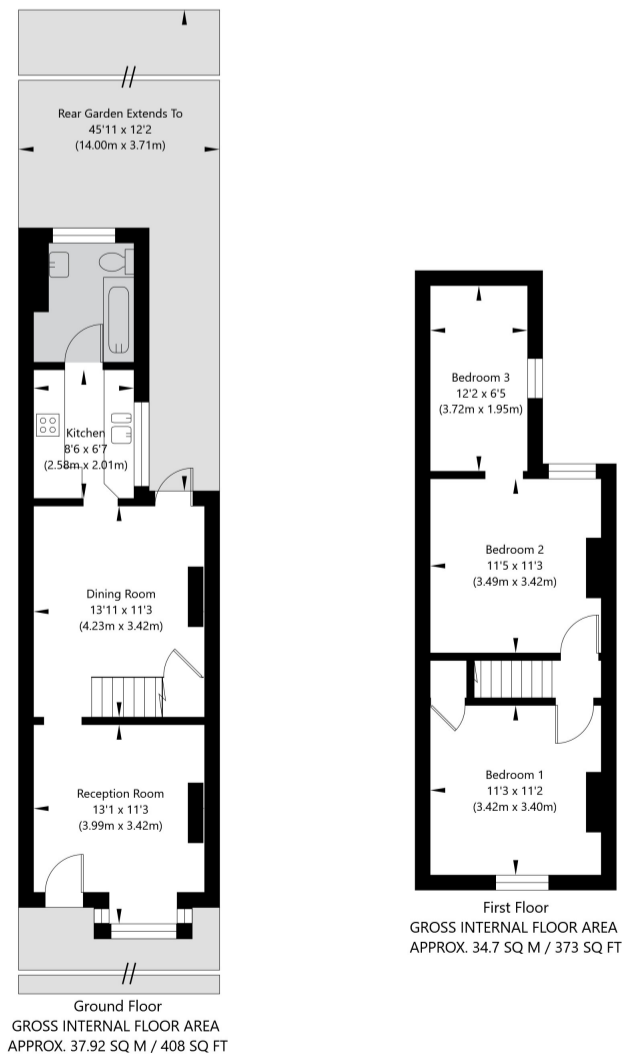





Cecil Street, Watford, WD24 5AP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		69	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC 	

APPROXIMATE GROSS INTERNAL FLOOR AREA 72.62 SQ M / 781 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 three bedroom mid terraced house is in a popular residential road in North Watford. Ideally located close to Watford Junction Station with fast trains reaching Euston in 15 minutes, as well as good schools and local amenities. The ground floor comprises of a living room, a dining room and a fitted kitchen that leads onto the bathroom. To the first floor are three bedrooms with the third bedroom off the second. Externally, there is a rear garden with decking and an area of patio. This property would make a super first time buy, early viewing recommended.

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 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

### Reception Room

13.1m x 11.3m (43' 0" x 37' 1") Wood effect flooring, bay window to front aspect, feature fireplace, ceiling light and radiator.

### Dining Room

13.11m x 11.3m (43' 0" x 37' 1") Wood effect flooring, under stairs storage cupboard, door to rear garden, ceiling light and radiator.

### Kitchen

8.6m x 6.7m (28' 3" x 22' 0") Wood effect flooring, range of base and wall level units, work tops space, sink / drainer. Integrated oven with gas hob, space for washing machine, wall mounted Worcester Bosch Combi boiler (approx 4 years old), window to side aspect.

### Bathroom

2.37m x 1.93m (7' 9" x 6' 4") Wood effect flooring, fully tiled walls, hand wash basin, panel bath with mixer tap and over head shower attachment, low level WC. Spot lights, radiator and window to rear aspect.

### Carpeted Stairway to First Floor

Access to attic space via lost hatch

### Bedroom One

3.42m x 3.40m (11' 3" x 11' 2") Carpeted, window to front aspect, storage cupboard, ceiling light and radiator.

### Bedroom Two

3.49m x 3.42m (11' 5" x 11' 3") Carpeted, window to rear aspect, ceiling light and radiator. Door to bedroom three.

### Bedroom Three (off second bedroom)

3.72m x 1.95m (12' 2" x 6' 5") Carpeted, window to side aspect, wall mounted lights and radiator.

### Garden

With decking and patio area, storage shed and outside tap.