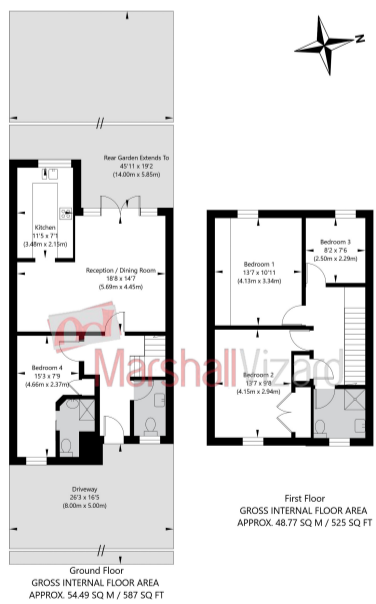




Monica Close, Watford WD24 4GZ



APPROXIMATE GROSS INTERNAL FLOOR AREA 103.26 SQ M / 1112 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		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This spacious, four bedroom mid terrace house is located in a popular, quiet cul-de-sac, just a short walk to Watford Junction station and the town centre. To the downstairs is a spacious entrance hall, downstairs W/C, L-shaped reception room/dining room, fitted kitchen and a bedroom with en-suite wet room. To the first floor are three further bedrooms and a modern shower room. Externally the property has a driveway for two cars and a 45ft rear garden. This property has gas central heating and double glazing and is sold with no upper chain.

Council Tax Band D £2,134.48

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

Driveway

Parking for two cars, storage cupboard.

Entrance Hall

Laminate wood effect flooring, radiator, ceiling light, under stairs storage cupboard.

Downstairs W/C

Tile effect flooring, hand wash basin with vanity unit, low level W/C, ceiling light, window to front aspect

Bedroom Four (Downstairs)

2.37m x 4.66m (7' 9" x 15' 3") Laminate wood effect flooring, radiator, ceiling light, storage cupboard, window to front aspect.

En-suite Wet Room

Fully tiled walls, vinyl flooring, hand wash basin, low level W/C, wall mounted shower, ceiling light, extractor fan, window to front aspect.

Reception Room/Dining Room

4.45m x 5.69m (14' 7" x 18' 8") Laminate wood effect flooring, two ceiling lights, wall lights, two radiators, French doors leading onto garden.

Kitchen

2.15m x 3.48m (7' 1" x 11' 5") Vinyl flooring, part tiled walls, range of wall and base level units with contrast work top, sink/drainage, integrated oven/hob with extractor hood, space for fridge/freezer, washing machine and dishwasher plus wall mounted Worcester Bosch boiler, window to rear aspect.

Carpeted Stairway to First Floor Landing

Ceiling light, access to loft space, storage cupboard.

Bedroom One

3.34m x 4.13m (10' 11" x 13' 7") Carpeted, range of fitted wardrobes, radiator, ceiling light, window to rear aspect.

Bedroom Two

2.94m x 4.15m (9' 8" x 13' 7") Carpeted, fitted wardrobes, radiator, ceiling light, window to front aspect.

Bedroom Three

2.29m x 2.50m (7' 6" x 8' 2") Carpeted, radiator, ceiling light, window to rear aspect.

Shower Room

Tiled flooring, part tiled walls, hand wash basin with vanity unit, low level W/C, walk in shower with rain shower and attachment, heated towel rail, spot lights, extractor fan, window to front aspect.

Garden

5.85m x 14.00m (19' 2" x 45' 11") Private rear garden, decked area, lawn, mature shrubs, shed and outside tap.