



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		70	
(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	



This beautifully presented, larger than average two double bedroom Victorian house is located in the quiet cul-de-sac, Nevill Grove. The house is perfectly positioned, being just 0.5 miles to Watford Junction station and a short walk to Watford town centre and local amenities. The property is full of character and benefits from two reception rooms, a modern fitted kitchen, a bathroom, a downstairs WC and rear lobby. The house is fully double glazed, has gas central heating and a usable loft room which makes a great home office.

Council Band C £1808.63

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

### Front Garden

Enclosed by a low wall.

### Entrance Hall

Laminate wood effect flooring, ceiling light, radiator and stairs to first floor landing.

### Reception Room

2.96m x 3.79m (9' 9" x 12' 5") Laminate wood effect flooring, bay window to front aspect, radiator and ceiling light.

### Dining Room

3.20m x 4.05m (10' 6" x 13' 3") Laminate effect wood flooring, window to rear aspect, large under stairs storage cupboard, radiator and ceiling light.

### Kitchen

Fully tiled walls and floor, range of base and wall units with solid wooden worktops, single bowl stainless steel sink unit, space for American style fridge freezer, gas hob with oven and extractor hood and window to side aspect.  
Door to downstairs WC/utility room, door to rear lobby.

### Downstairs W/C

Tiled floor and walls, low level WC, hand wash basin, wall mounted boiler, plumbing for washing machine, spot lights and window to rear aspect.

### Rear Lobby

Tiled floor, plug sockets, ceiling light and door to garden.

### Bedroom One

3.31m x 4.01m (10' 10" x 13' 2") Laminate wood effect flooring, window to rear aspect, ceiling light, radiator. Cupboard with storage and access to loft.  
Door to bathroom.

### Bedroom Two

3.18m x 4.02m (10' 5" x 13' 2") Laminate wood effect flooring, window to front aspect, radiator and ceiling light.

### Bathroom

Beautiful Victorian style bathroom, roll top bath with mixer tap and shower over bath, pedestal hand wash basin with vanity unit, low level WC, fully tiled walls and floor, window to side aspect, radiator and ceiling light.

### Loft Room

4.06m x 7.00m (13' 4" x 23' 0") Laminate wood effect flooring, spacious loft providing plenty of storage, power, Velux window and good head room.

### Garden

4.15m x 10.00m (13' 7" x 32' 10") Low maintenance, south facing cottage garden, with raised planters - ideal for herbs and veggies, mosaic style patio area, outside tap, pedestrian rear access and storage shed.