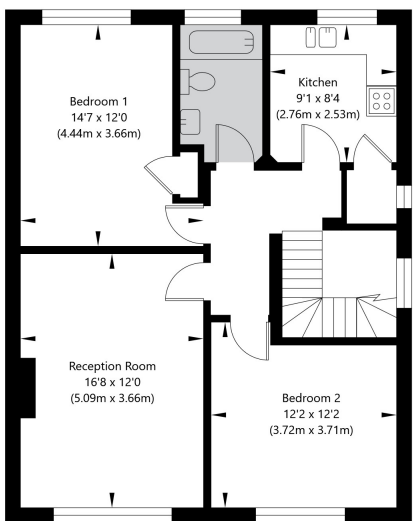
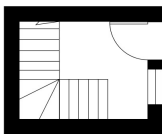




Whippendell Road, Watford, WD18 7LU



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 72.79 SQ M / 784 SQ FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 5.04 SQ M / 54 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 77.83 SQ M / 838 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		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**** CHAIN FREE**** This two double bedroom, first floor maisonette has its own private garden, benefits from permit parking and is ideally located for Met Line Station and the town centre. Entering through your own front door, a stairway leads to the first floor where you will find two large double bedrooms, a spacious kitchen and bathroom. The property has its own private rear garden and is eligible for on the road permit parking. Early viewing is recommended.

Council Tax Band C £2,083.01

Lease Length; On completion of the sale 163 years; Ground Rent; £37.50pa; No Service Charge

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 a representation or warranty in relation to this property

ROOM DESCRIPTIONS

Entrance Lobby

With plenty of storage space and room for coats, shoes and boots. Stairway leading to first floor.

First Floor Landing

Wood flooring, ceiling light, access to loft space via ladder

Reception Room

5.09m x 3.66m (16' 8" x 12' 0") Wood flooring, radiator, window to front aspect, gas fire place, ceiling light and wall lights.

Kitchen

2.76m x 2.53m (9' 1" x 8' 4") Part tiled walls, range of base level units, worktop space, sink drainer, fridge/freezer, washing machine, oven/hob and extractor fan and window to rear aspect. Pantry cupboard containing Worcester Bosch Boiler approx 4 years old.

Bedroom One

4.44m x 3.66m (14' 7" x 12' 0") Carpeted, radiator, ceiling light, built in wardrobes, window to rear aspect, airing cupboard with hot water cylinder.

Bedroom Two

3.72m x 3.71m (12' 2" x 12' 2") Carpeted, radiator, ceiling light, window to front aspect.

Bathroom

2.75m x 1.64m (9' 0" x 5' 5") 2.75m x .64m (9' 0" x 2' 1") Tiled floor, panel bath with mixer tap and over head shower attachment, hand wash basin, low level WC, ceiling light, radiator and window to the rear aspect.