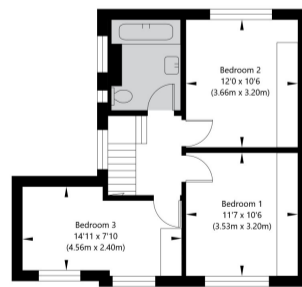




Rickmansworth Road, Watford, WD18 7JT



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 55.09 SQ M / 593 SQ FT



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 45.7 SQ M / 492 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 100.79 SQ M / 1085 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		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This beautiful three double bedroom, two bathroom semi-detached family home, is located on the Rickmansworth Road and is ideally situated for nearby Met Line Station, Watford Grammar School and the award-winning Cassiobury Park, additionally, there is driveway parking for multiple cars. The owners have updated the property to a very high standard.

The ground floor comprises of an entrance hall, two reception rooms, a high spec fitted kitchen, a study, and downstairs shower room with WC. To the first floor there are three double bedrooms and a modern family bathroom and access to the loft space from bedroom two.

Externally, there is a rear south facing courtyard garden and a pretty front garden with driveway parking for three/four cars. This property makes a wonderful family home and is within walking distance of Watford Met Station and Watford Grammar School for Boys. Viewing is highly recommended.

Council Tax Band D £2236.30

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 or give an representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Front Garden

Lawn with decorative shrubs

Parking

Block paving driveway for three/four cars.

Porch

Tiled flooring and lights.

Entrance Hall

Wood effect flooring, ceiling light, radiator, understairs storage cupboard.

Office/Study

2.10m x 2.70m (6' 11" x 8' 10") Wood effect flooring, ceiling light, radiator, air conditioning, two windows to side and front aspect.

Reception Room

3.94m x 3.64m (12' 11" x 11' 11") Wood effect flooring, radiator, wall lights plus spot lights and bay window to front aspect.

Dining Room

3.16m x 3.65m (10' 4" x 12' 0") Wood effect flooring, radiator, ceiling light, patio door to the garden.

Kitchen

2.63m x 3.93m (8' 8" x 12' 11") Marble flooring, range of white gloss wall and base level units, granite worktops, contrast splashbacks, hot and cold filter tap, integrated one and a half sink/drain, dishwasher, rangemaster range with 5 ring gas hob and extractor hood, space for fridge/freezer, washing machine and tumble dryer, spot lights, window to rear aspect and door to garden.

Downstairs Shower Room

Tiled flooring, fully tiled walls, heated towel rail, low level W/C, hand wash basin, walk in shower, spot lights and extractor fan.

Carpeted Stairway to Landing

Ceiling light and window to side aspect.

Bedroom One

3.64m x 3.94m (11' 11" x 12' 11") Carpeted, ceiling lights, radiator, fitted wardrobes, window to front aspect

Bedroom Two

3.20m x 3.66m (10' 6" x 12' 0") Carpeted, ceiling light, radiator, access to loft space, window to rear aspect.

Bedroom Three

2.40m x 4.56m (7' 10" x 15' 0") Carpeted, two ceiling lights, radiator, fitted wardrobes, two windows to front aspect.

Bathroom

Tiled flooring, fully tiled walls, bath with mixer tap and shower attachment, floating hand wash basin, low level W/C, built in storage cupboard, spot lights, window to side aspect.

Rear Garden

4.50m x 15.00m (14' 9" x 49' 3") Low maintenance courtyard garden, outside tap, lights.

Workshop/Shed

Power and light

Garage

Power, lights, two pedestrian doors, up and over garage door.