



Neilson Close, Watford, Herts, WD18 7EG



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(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



Situated in a quiet cul-de-sac, this well presented, three bedroom town house, offers 1401sq ft of very flexible living space. The ground floor comprises of a spacious entrance hall with a guest cloakroom, a study and a large, open plan, modern kitchen with integrated appliances, a hard water softener and space for a dining table. The garden to the rear is low maintenance and is mainly laid to lawn with a patio area.

To the first floor is a large, bright reception room and the master bedroom with en-suite shower room and built in wardrobes. To the second floor are two further, spacious double bedrooms, also with built in wardrobes and a modern family bathroom.

The property benefits from two parking spaces and is sold with no upper chain.

The development is located close to Watford Town Centre, is close to Watford Grammar School and is within walking distance of Watford Met Station and the award winning Cassiobury Park.

Service Charge £264.96pa (2022 statement); Council Tax Band F £3,083.15;

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

ROOM DESCRIPTIONS

<p>Entrance Hall</p> <p>With laminate wood effect flooring, radiator and ceiling light.</p>	<p>En-Suite Shower Room</p> <p>2.25m x 1.89m (7' 5" x 6' 2") Tiled floor and part tiled walls, walk in shower, low level WC, floating hand wash basin, heated towel rail, spot lights and extractor fan.</p>
<p>Downstairs Cloakroom</p> <p>1.88m x 1.47m (6' 2" x 4' 10") With tiled floor, part tiled walls, low level WC, floating hand wash basin, heated towel rail, ceiling light and extractor fan.</p>	<p>Second Floor Landing</p> <p>Stairs from first floor, carpeted, radiator, storage cupboard, ceiling light and access to loft space, doors to :-</p>
<p>Kitchen/Dining Room</p> <p>6.20m x 4.15m (20' 4" x 13' 7") Grey gloss wall and base level units, with ample work surfaces, integrated sink / drainer, under cabinet lighting, fully integrated appliances to include oven and gas hob, extractor fan, fridge freezer, washing machine, dishwasher and microwave. Tiled floor with part tiled walls, under stairs storage cupboard, two radiators, a window and double patio doors to the rear garden.</p>	<p>Bedroom Two</p> <p>4.15m x 3.71m (13' 7" x 12' 2") Carpeted with built in wardrobes, radiator, ceiling light, storage cupboard and window to rear aspect.</p>
<p>Study</p> <p>3.43m x 2.74m (11' 3" x 9' 0") Carpeted with radiator, ceiling light and window to front aspect.</p>	<p>Bedroom Three</p> <p>4.51m x 4.15m (14' 10" x 13' 7") Carpeted with built in wardrobes, radiator, ceiling light, window to front aspect and velux style window.</p>
<p>First Floor Landing</p> <p>Stairs from entrance hall, carpeted, radiator and ceiling light, doors to:-</p>	<p>Family Bathroom</p> <p>2.16m x 1.89m (7' 1" x 6' 2") Tiled floor with part tiled walls, bath with mixer tap and wall mounted shower attachment, low level WC, hand wash basin, heated towel rail, spotlights and extractor fan.</p>
<p>Reception Room</p> <p>5.07m x 4.15m (16' 8" x 13' 7") Carpeted, two ceiling lights, radiator and two windows to front aspect.</p>	<p>Garden</p> <p>Secluded with rear gated access, laid mainly to lawn with patio area</p>
<p>Master Bedroom</p> <p>4.15m x 3.34m (13' 7" x 10' 11") Carpeted, with built in wardrobes, radiator, ceiling light and two windows to rear aspect. Door to en-suite.</p>	