



Hatfield Road, Watford, WD24 4DA

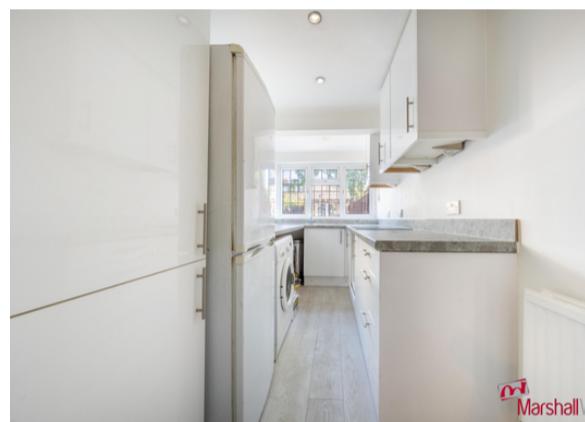


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

MarshallVizard

APPROXIMATE GROSS INTERNAL FLOOR AREA 65.79 SQ M / 708 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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This lovely, two bedroom, terrace house, has character features, including an exposed brick hearth and open fireplace. The ground floor has a porch, open plan living room/dining room and kitchen. To the first floor, are two bedrooms and a bathroom off the landing. There is a private, low maintenance garden to the rear, with rear gated access and a brick built shed. The majority of the house has been recently redecorated, with new laminate flooring throughout the downstairs and a new kitchen. It is located very close to Watford Junction and town centre. The property has gas central heating and double glazing.

Council Tax Banding C £1,808.63

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

Paved and enclosed with a wall

Porch

Storage for shoes and boots

Open Plan Living Room/Dining Room

3.37m x 7.97m (11' 1" x 26' 2") Grey laminate flooring, two radiators, ceiling light and spots lights, exposed brick work hearth with open fireplace, under stair storage. doors leading to rear garden and window to front aspect.

Kitchen

1.81m x 3.72m (5' 11" x 12' 2") Grey laminate flooring, white gloss wall and base level units, worktops, spot lights, electric hob, space for fridge/freezer, washing machine, dishwasher and oven, sink/drainer, radiator, wall mounted boiler in cupboard, window to rear and side aspect.

Stairway to Landing

Carpeted, large storage cupboard on landing and access to loft space, spot lights.

Master Bedroom

3.18m x 3.39m (10' 5" x 11' 1") Laminate flooring, spot lights, radiator, window to front aspect.

Bedroom 2

1.58m x 4.05m (5' 2" x 13' 3") Carpeted, ceiling light, radiator, window to rear aspect.

Bathroom

1.83m x 3.59m (6' 0" x 11' 9") Grey laminate flooring, spot lights, radiator, low level W/C, panel bath, walk in shower cubicle with rain shower and shower attachment, shavers point, window to rear aspect.

Rear Garden

Patio area and lawn, brick built storage shed, rear gated access, outside tap.