



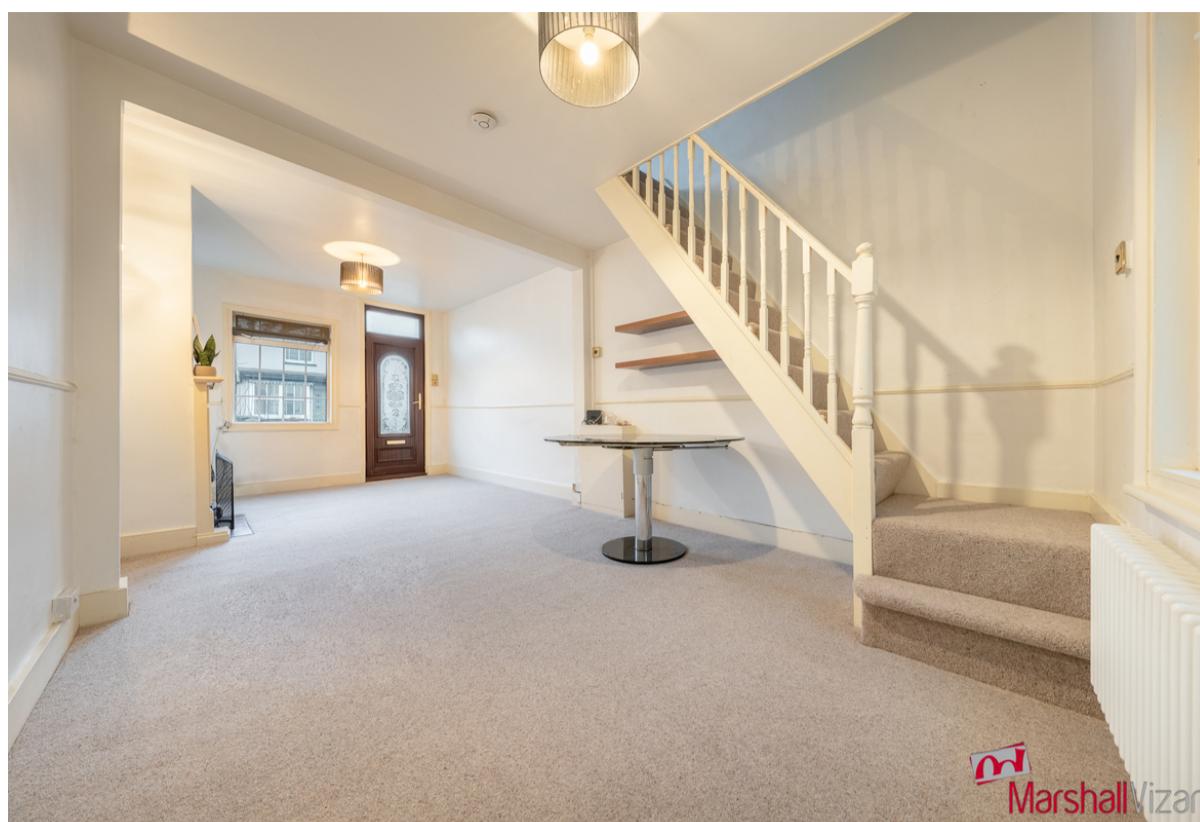
Langley Road, Watford



APPROXIMATE GROSS INTERNAL FLOOR AREA 63.88 SQ M / 687 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			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This well presented two bedroom cottage, is situated in the desirable Nascot Village, very close to Watford Junction Station. The ground floor features a lounge/dining room with period features, a modern kitchen with appliances including an integrated fridge freezer, oven and hob and space for a dishwasher, a conservatory and a downstairs WC. Upstairs are two bedrooms with a brand new bathroom off of the second bedroom. The property is double glazed and has gas central heating and comes to market newly carpeted. This property is being sold with no upper chain.

Council tax band 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

## ROOM DESCRIPTIONS

### Front Garden

Paved and enclosed with low wall.

### Living Room/Dining Room

3.12m x 6.79m (10' 3" x 22' 3") Carpeted with gas fire with decorative surround, windows to front and rear aspect, two ceiling lights plus wall lights and radiator.

### Kitchen

2.00m x 2.57m (6' 7" x 8' 5") Tiled floor and walls, enamel sink/drainer, white gloss wall and base level units, wall mounted microwave, integrated fridge/freezer, gas hob and oven with extractor hood, space for dishwasher, wood worktops, door and window to conservatory.

### Conservatory

1.81m x 3.85m (5' 11" x 12' 8") Laminate flooring, radiator, wall light, door to garden, door to downstairs W/C.

### Downstairs W/C

Tiled flooring, low level W/C, hand wash basin, ceiling light, small window to rear aspect.

### Bedroom One

2.39m x 3.35m (7' 10" x 11' 0") Carpeted, ceiling light, window to rear aspect, radiator, storage cupboard with wall mounted boiler, access to loft space.

### Bedroom Two

3.13m x 3.35m (10' 3" x 11' 0") Carpeted, radiator, window to front aspect, ceiling light.

### Bathroom

2.05m x 2.60m (6' 9" x 8' 6") Access via rear bedroom, brand new bathroom suite, tiled flooring, part tiled walls, heated towel rail, low level W/C, hand wash basin, panel bath with overhead rain shower, cupboard with plumbing for washing machine, ceiling light, window to rear aspect.

### Garden

Courtyard garden, outside tap, mainly paved with decorative stones.