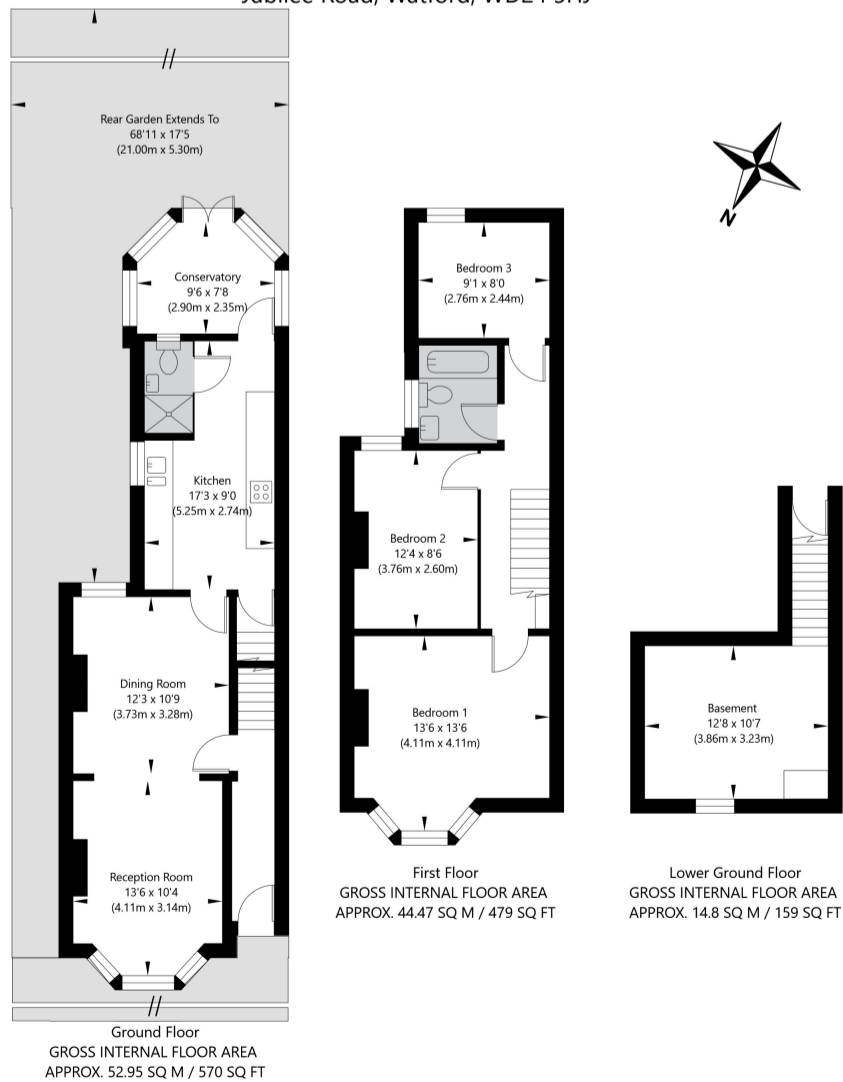




Jubilee Road, Watford, WD24 5HJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This impressively sized, three double bedroom, semi-detached family home has been significantly updated very recently and is situated in this popular network of roads in North Watford and a short walk to Watford Junction station. The ground floor comprises an entrance hall, open plan reception room/dining room, spacious kitchen, downstairs shower room and W/C and useable basement room - ideal as a home office or guest bedroom. The first floor has three double bedrooms and a bathroom off the landing. To the rear of the property is the south west facing garden with side gated access. The property is eligible for parking permits and comes to the market chain free.

Council 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

Enclosed by a low wall, small shrubs.

Entrance Hall

Wood effect flooring, radiator, ceiling light.

Open Plan Reception Room/Dining Room

3.14m x 4.11m (10' 4" x 13' 6") Reception Room:-

Wood effect flooring, two radiators, ceiling light, bay window to front aspect.

3.28m x 3.73m (10' 9" x 12' 3") Dining Room:-

Wood effect flooring, radiator, ceiling light, window to rear aspect.

Kitchen

2.74m x 5.25m (9' 0" x 17' 3") Tiled flooring, part tiled walls, range of wall and base level units with wood effect work tops, one and a half sink/drain, integrated oven, gas hob and extractor hood, space for washing machine, dishwasher and fridge/freezer, wall mounted Vaillant combi boiler (installed 2022) in cupboard, ceiling lights, window to side aspect, door to conservatory.

Downstairs Shower Room and W/C

Tiled flooring, fully tiled walls, walk in shower, low level W/C, extractor fan, ceiling light, window to rear aspect.

Conservatory

2.35m x 2.90m (7' 9" x 9' 6") Tiled flooring, light, door to garden.

Basement Room

3.23m x 3.86m (10' 7" x 12' 8") Carpeted, electric wall heater, spot lights, storage cupboard, window to front aspect.

Carpeted Stairway to Landing

Radiator, two ceiling lights, access to loft space.

Bedroom One

4.11m x 4.11m (13' 6" x 13' 6") Carpeted, radiator, ceiling light, bay, window to front aspect.

Bedroom Two

2.60m x 3.76m (8' 6" x 12' 4") Carpeted, radiator, ceiling light, window to rear aspect.

Bedroom Three

2.44m x 2.76m (8' 0" x 9' 1") Carpeted, radiator, ceiling light, window to rear aspect.

Bathroom

Tiled flooring, fully tiled walls, panel bath with mixer tap and overhead shower attachment, hand wash basin with vanity storage, low level W/C, heated towel rail, extractor fan, window to side aspect.

Garden

5.30m x 21.00m (17' 5" x 68' 11") South west facing, mainly laid to lawn with patio area, outside tap, side gated access.