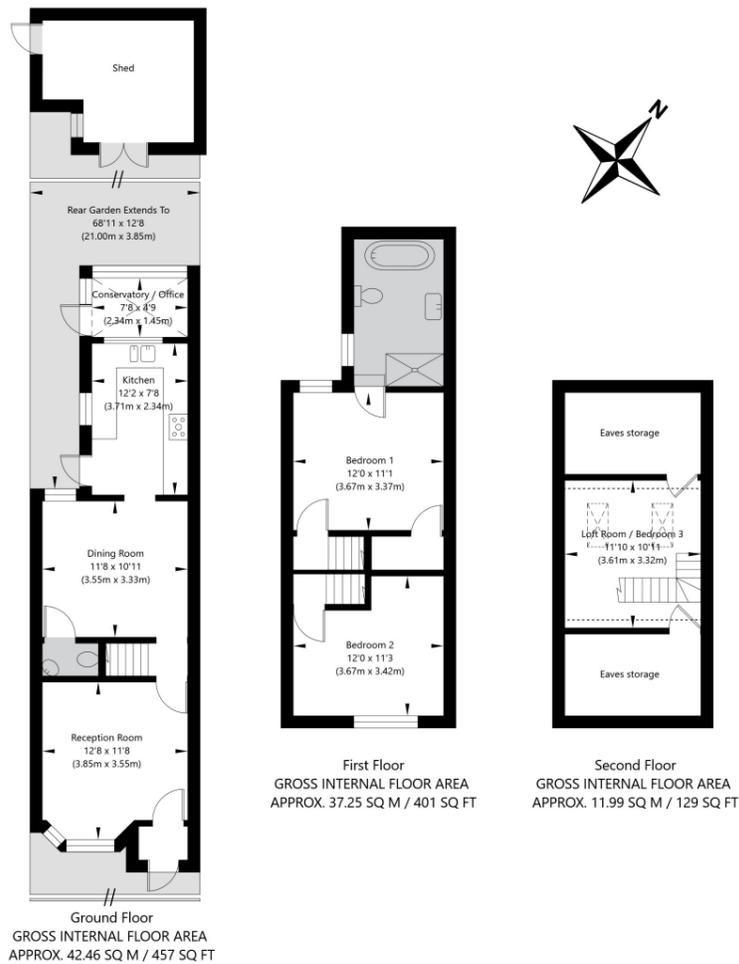




Jubilee Road, Watford WD24 5HH



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

APPROXIMATE GROSS INTERNAL FLOOR AREA 91.7 SQ M / 987 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 very well presented, two double bedroom end of terrace house, has the added benefit of a usable loft room and is conveniently located, on a quiet residential road, within easy reach of Watford Junction Station, good schools and local amenities. To the ground floor are two reception rooms, a ground floor WC, and a modern kitchen. The first floor provides two double bedrooms, a beautiful bathroom which is accessed from the rear bedroom, plus a useable loft room which is accessed from the first floor landing. Externally is a private rear garden with great storage sheds and a small home office, additionally on the road permit parking is available. Early viewing is highly recommended for this lovely home.

Council Band C £1,987.82

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 any representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Porch

With storage for shoes and coats.

### Reception Room

3.85m x 3.55m (12' 8" x 11' 8") Wood effect flooring, spot lights, radiator, bay window with plantation shutters to the front aspect.

### Dining Room

3.55m x 3.33m (11' 8" x 10' 11") Wood effect flooring, spot lights, radiator and window with plantation shutters to the rear aspect.

### Kitchen

3.71m x 2.34m (12' 2" x 7' 8") Tiled floor, part tiled walls, range of wall and base level units, work top space, sink/drainage, Ideal gas central heating boiler. Space for fridge freezer, washing machine, dishwasher, electric range double oven/hob and extractor hood. Spot lights, window to rear and side aspect, door to garden.

### Downstairs WC

Wood effect flooring, low level WC, hand wash basin with vanity storage, spot light.

### Carpeted Stairway To First Floor Landing

### Bedroom One

3.67m x 3.37m (12' 0" x 11' 1") Carpeted, ceiling light, radiator, storage cupboard, window with plantation shutters to the rear aspect. Door to ensuite bathroom.

### Ensuite Bathroom

3.58m x 2.19m (11' 9" x 7' 2") Tiled floor, fully tiled walls, free standing roll top bath, walk in shower, hand wash basin with vanity storage, low level WC, heated towel rail, ceiling light and window to side aspect.

### Bedroom Two

3.67m x 3.42m (12' 0" x 11' 3") Carpeted, ceiling light, radiator, window with plantation shutters to the front aspect.

### Useable Loft Room

3.61m x 3.32m (11' 10" x 10' 11") Staircase leading to the useable loft room from first floor landing, which is carpeted, has two Velux windows, spot lights, radiator and under eaves storage.

### Garden

Patio with under cover seating area, astro turf lawn, outside tap, very useful and large storage shed, plus rear gated access.

### Home office / Conservatory

2.34m x 1.45m (7' 8" x 4' 9") Adjacent to kitchen, accessed from the garden.