



APPROXIMATE GROSS INTERNAL FLOOR AREA 74.52 SQ M / 802 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			
(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	



A fantastic example of a North Watford, Victorian end of terrace house. Offered in beautiful condition is this two bedroom, bathroom off landing, period property. Further benefits include a stunning kitchen and bathroom, delightful rear garden, real wood and tiled flooring throughout and period feature fireplace. This property is ideally situated within a brisk walk of Watford Junction Station and within easy reach of major road links M1, A41 and M25. Early viewing is highly recommended.

Council Band C £1897.32

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 by a low wall.

Reception Room

3.78m x 4.59m (12' 5" x 15' 1") Wood flooring, ceiling light, feature fireplace, radiator, built in storage, bay window to front aspect.

Dining Room

3.37m x 3.78m (11' 1" x 12' 5") Separated by folding wooden doors, wood flooring, under stairs storage, ceiling light, radiator, window to rear aspect.

Kitchen/Breakfast Room

2.22m x 3.98m (7' 3" x 13' 1") Newly fitted in Nov 21, tiled flooring, part tiled walls, range of units, integrated gas hob with oven and extractor hood, ample worktop space, butler sink, space for dishwasher, washing machine and dryer, wall mounted Worcester Bosch boiler (new in Dec 2022), integrated fridge/freezer, radiator, windows to rear and side aspect, door leading to garden,

Staircase to landing

With access to loft via ladder, ceiling light.

Bedroom One

3.20m x 3.84m (10' 6" x 12' 7") Wood flooring, fitted wardrobes, radiator, ceiling light, window to front aspect.

Bedroom Two

2.13m x 4.03m (7' 0" x 13' 3") Wood flooring, radiator, ceiling light, window to rear aspect.

Bathroom

Tiled flooring, part tiled walls, panel bath with mixer tap and wall mounted shower attachment, hand wash basin with vanity unit, low level W/C, ceiling light, windows to side and rear aspect.

Rear Garden

4.18m x 19.00m (13' 9" x 62' 4") Beautiful garden for entertaining, mainly laid to lawn with two separate patio areas, outside tap, electric plug point, garden shed, rear gated access.