



Manor Road, Watford, WD17 4PX



APPROXIMATE GROSS INTERNAL FLOOR AREA 167.48 SQ M / 1803 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		63	81
		EU Directive 2002/91/EC	



**** Chain Free****This attractive detached house is ideally situated on a private in Nascot Wood, close to excellent schools, Watford Junction Station and Cassiobury Park. In addition, there are good road links to M25/M1 and A41 and there is driveway parking for multiple cars. Upon entry is a spacious hallway, an open plan kitchen/breakfast room with door to the garden, two reception rooms, plus a office/bedroom and a bathroom. The first floor offers, five well proportioned bedrooms and two further bathrooms. This property comes to market chain free, requires some updating that is reflected in the asking price and is ready to be made into a lovely family home.

Council Tax Band F £3230.21

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 of give an representation or warranty in warranty in relation to this property.



ROOM DESCRIPTIONS

Driveway

Shingle covered driveway with parking for multiple cars, leading to a storm porch.

Entrance Hall

3.41m x 2.96m (11' 2" x 9' 9") Carpeted, window to front aspect, ceiling light and radiator.

Living Room

4.76m x 2m (15' 7" x 6' 7") Carpeted window to side aspect, feature fire place, ceiling light and radiator. Double doors to dining room.

Dining Room

4.12m x 3.03m (13' 6" x 9' 11") Wood effect flooring, French doors to the garden, two small windows to the side aspect, ceiling light and radiator. Door to kitchen.

Kitchen

4.15m x 3.55m (13' 7" x 11' 8") Range of base and wall level units with contrast work tops, one and half sink/drainers, oven and gas hob with extractor hood. Plentiful room for white goods, window to rear aspect, ceiling light and radiator. Stable door to garden.

Breakfast Room

3.68m x 2.74m (12' 1" x 9' 0") Wood effect flooring, storage cupboards, window to side aspect, ceiling light, radiator, wall mounted Vaillant Boiler.

Office/Bedroom Six

3.50m x 3.40m (11' 6" x 11' 2") Carpeted, window to front aspect, ceiling light and radiator.

Bathroom

4.00m x 1.84m (13' 1" x 6' 0") Laminate flooring, part tiled walls, bath with mixer tap, shower attachment and electric shower, hand wash basin, low level WC and heated towel rail. Windows to front and rear aspect and ceiling light.

Carpeted stairway to landing.

Carpeted, two ceiling lights and access to attic space.

Bedroom One

4.30m x 3.51m (14' 1" x 11' 6") Wood effect flooring, window to rear aspect, ceiling light and radiator.

Shower room

2.61m x 1.68m (8' 7" x 5' 6") Grey wood effect flooring, part tiled walls, walk in shower, hand wash basin, low level WC, heated towel rail and window to side aspect.

Bedroom Two

3.81m x 3.48m (12' 6" x 11' 5") Carpeted, window to front aspect, built in wardrobes, ceiling light and radiator.

Bedroom Three

4.05m x 3.29m (13' 3" x 10' 10") Carpeted, window to rear aspect, ceiling light and radiator.

Shower Room

1.87m x 1.16m (6' 2" x 3' 10") Vinyl flooring, shower cubicle, hand wash basin, low level WC and extractor fan.

Bedroom Four

4.44m x 3.82m (14' 7" x 12' 6") Wood effect flooring, window to side aspect, ceiling light and radiator.

Bedroom Five

3.00m x 2.36m (9' 10" x 7' 9") Grey wood effect flooring, window to front aspect, wall lights and radiator.

Rear Garden

Side gated access with a paved area of patio space to the side of the house. The garden is mainly laid to lawn with some shrub borders plus a further patio area. Shed to side and outside plug socket.