



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This beautifully presented and extended, Victorian house with two double bedrooms and a usable loft room, is situated on Brighton Road, a short walk to Watford Junction Station and town centre. To the downstairs is a lounge, a separate dining room, a stunning, modern fitted kitchen and a downstairs shower room. To the first floor are two double bedrooms, an en suite bathroom off of the master and a useable loft room. The property benefits from a low maintenance rear garden, gas central heating, double glazing, permit parking and ample storage space.

This lovely property is the perfect first time or investment purchase and early viewing is recommended.

Council Tax band C £1897.31

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

Block paving with surrounding wall.

Porch

Tiled floor and light. Space for storing shoes and boots.

Reception Room

3.38m x 3.77m (11' 1" x 12' 4") Wood effect flooring, feature fireplace, spotlights, radiator, bay window to front aspect.

Dining Room

3.38m x 3.73m (11' 1" x 12' 3") Wood effect flooring, spot lights, under stairs storage, window to rear aspect.

Kitchen

2.13m x 3.95m (7' 0" x 13' 0") Tiled flooring, part tiled walls, range of grey gloss base and wall units, ample work top space, integrated gas hob, oven and extractor hood, space for fridge/freezer and washing machine, sink/drain, spot lights, window to side aspect and door to garden.

Downstairs Shower Room

Tiled floor and walls, walk in shower with rain shower and shower attachment, hand wash basin, low level W/C, heated towel rail, extractor fan, spot lights, window to rear aspect.

Bedroom One

2.88m x 3.38m (9' 5" x 11' 1") Carpeted, spot lights, radiator, window to rear aspect, door to ensuite.

En Suite

Tiled floor and walls, panel bath with mixer tap, walk in shower with rain shower and attachment, hand wash basin with vanity unit, low level W/C, heated towel rail, extractor fan, ceiling light and window to rear aspect.

Bedroom Two

4.10m x 3.39m (13' 5" x 11' 1") Carpeted, spot lights, radiator, window to front aspect, stairway to useable loft room.

Loft Room

3.09m x 6.75m (10' 2" x 22' 2") Carpeted with lights and power.

Garden

3.53m x 19.59m (11' 7" x 64' 3") Low maintenance with patio area and shingle, outside tap and rear gated access.