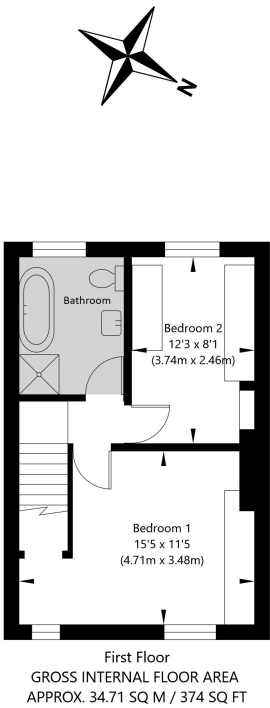
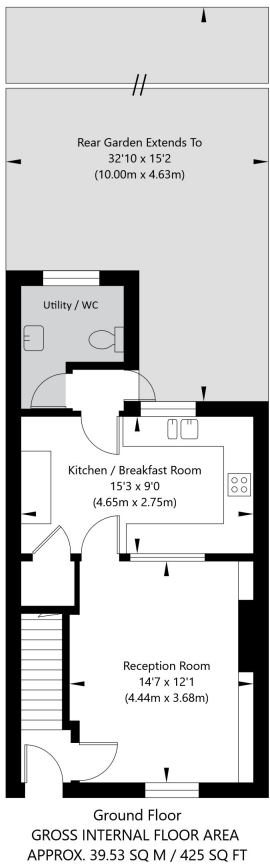




Leavesden Road, Watford WD24 5EB



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	67	84	
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		EU Directive 2002/91/EC	

APPROXIMATE GROSS INTERNAL FLOOR AREA 74.24 SQ M / 799 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 with bathroom off the landing, terraced house, is located a very short walk from Watford Junction Station with fast trains reaching Euston in under 15 minutes. Local shops, schools and amenities are all close by. Upon entry, you can reach the reception room which leads into a modern kitchen/breakfast room, the rear lobby gives access to the utility room with a WC and has a door leading out to a pretty courtyard garden with rear gated access. The first floor features two double bedrooms, together with a fabulous bathroom, all of which are off the landing. On the road permit parking is available for this super house and early viewing is recommended.

Council Tax Band C £2,083.01

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 a representation or warranty in relation to this property.

ROOM DESCRIPTIONS

**Entrance Lobby**

Ceiling light, radiator and carpeted stairway to first floor.

**Reception Room**

4.44m x 3.68m (14' 7" x 12' 1") Carpeted, radiator, ceiling light, feature gas fire and window to the front aspect.

**Kitchen / Breakfast Room**

4.65m x 2.75m (15' 3" x 9' 0") Tile effect flooring, part tiled walls, range of wall and base level units with contrast work tops, one and a half sink / drainer, integrated gas hob/oven and extractor hood. Wall mounted Vaillant Combi Boiler, space for fridge freezer and washing machine, ceiling light, radiator, window to rear aspect. Under stairs storage cupboard with light.

**Utility Room / WC**

Tile effect flooring, part tiled walls , hand wash basin, low level WC, radiator, ceiling light, window to rear aspect.

**Carpeted Stairway to Landing**

With ceiling light and access to loft space.

**Bedroom One**

4.71m x 3.48m (15' 5" x 11' 5") Carpeted, built in wardrobes, ceiling light, radiator, two windows to front aspect and over stairs storage.

**Bedroom Two**

3.74m x 2.46m (12' 3" x 8' 1") Carpeted, ceiling light, radiator, built in storage cupboard and window to rear aspect.

**Bathroom**

Tiled floor, part tiled walls, walk in shower, curved bathtub with mixer tap, hand wash basin with vanity storage, low level WC, feature radiator, extractor fan and window to rear aspect.

**Rear Garden**

Pretty courtyard garden with outside light and tap, plus rear gated access onto a service road, which is accessed from Copsewood Road or Nevill Grove.