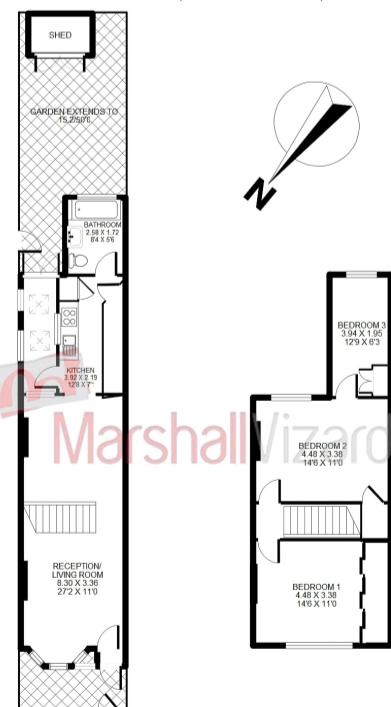




2 BEDROOM TERRACED HOUSE, BRADSHAW ROAD, WATFORD, WD24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	44	
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			EU Directive 2002/91/EC
			

TOTAL APPROX INTERNAL FLOOR AREA 91.0SQM/979SQFT.  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
 AND SHOULD BE USED FOR THIS PURPOSE BY  
 PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



This is a lovely, three bedroom, tunnel terrace house, with character features. The ground floor has a porch, open plan living room/dining room, kitchen, utility room and modern bathroom. To the first floor, are three bedrooms, two are larger than average doubles and the third is off of the second and would be an ideal nursery/office/dressing room. There is a private, low maintenance garden to the rear, with side gated access and a new summer house. The house is in great condition throughout and early viewing is recommended. It is located very close to Watford Junction and Town Centre.

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

### Porch

With space for storing shoes.

### Open Plan Living Room / Dining Room

3.36m x 8.30m (11' 0" x 27' 2") Bay window to front aspect, wood effect flooring, exposed brickwork fireplace, exposed beams, two ceiling lights and two radiators.

### Kitchen

2.19m x 3.92m (7' 1" x 12' 8") Tile effect flooring, exposed brickwork and beams, part tiled walls, base and wall level units, work tops, eye level oven, gas hob, space for dishwasher, sink and drainer, storage cupboards, one containing the boiler, recessed ceiling lights, window into utility room.

### Utility Room

Door from kitchen, tiled floor, doors to garden, space for fridge/freezer and washing machine, ceiling light, multiple windows and sky lights above.

### Bathroom

1.72m x 2.58m (5' 6" x 8' 4") Laminate wood effect flooring, part tiled walls, low level W/C, hand wash basin with vanity unit, panel bath with mixer tap and shower attachment plus rain shower, heated towel rail, spot lights, window to rear aspect.

### Carpeted Stairway leading to first floor.

### Bedroom One

3.38m x 4.48m (11' 0" x 14' 6") Larger than average room, carpeted, built in wardrobes, feature fireplace, radiator, spot lights, window to front aspect.

### Bedroom Two

3.38m x 4.48m (11' 0" x 14' 6") Larger than average room, carpeted, over stairs storage cupboard, feature fireplace, radiator, ceiling light, window to rear aspect.

### Bedroom 3

1.95m x 3.94m (6' 3" x 12' 9") Off second bedroom, carpeted, would make a great dressing room, office or nursery, ceiling light, storage cupboard, window to rear aspect.

### Garden

With lawn and side gated access and a lovely new summer house/storage shed.