

Prestwick Road,WATFORD WD19 6UL

brown & merry

welcome to

Prestwick Road, WATFORD

A fantastic opportunity to acquire this well-presented three-bedroom end-of-terrace family home, ideally situated on the highly regarded Prestwick Road in Watford.



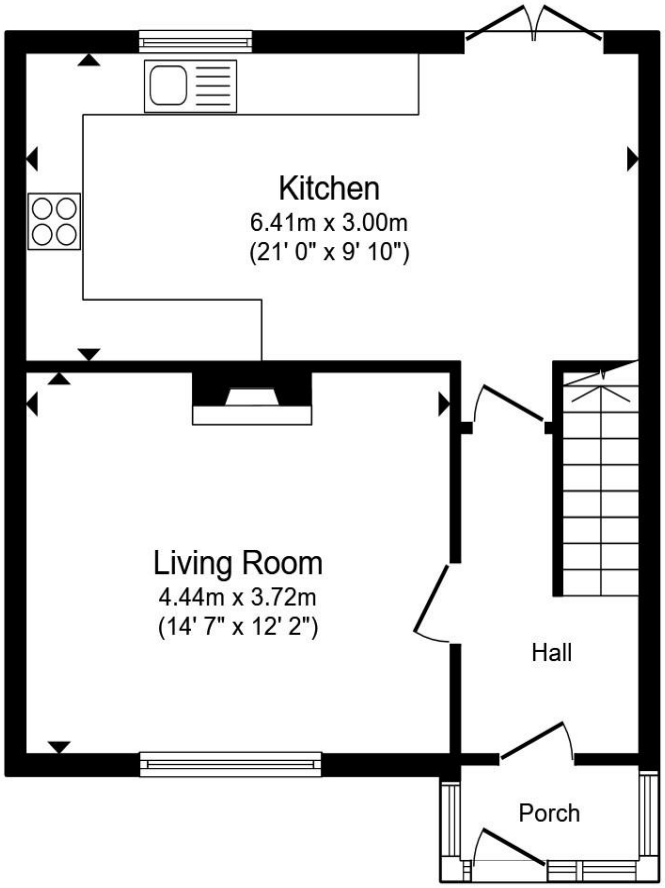




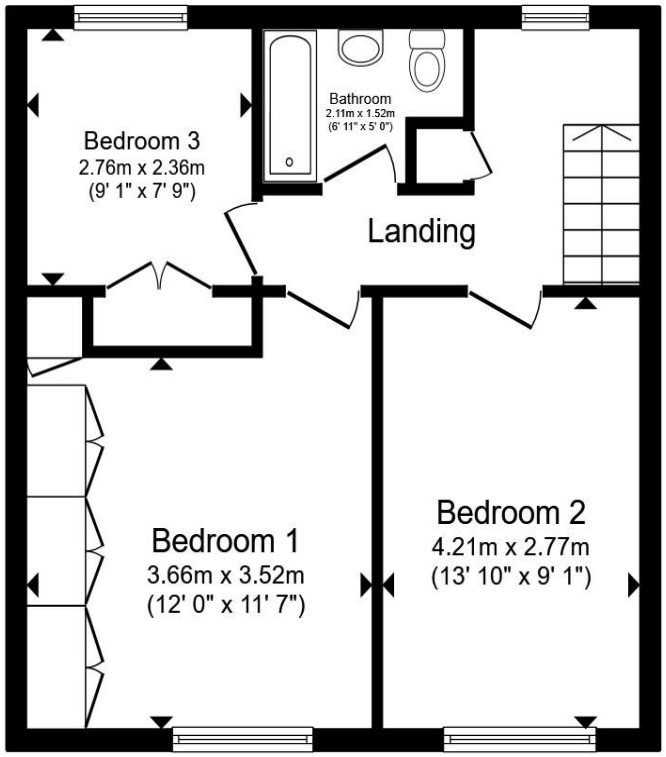








Ground Floor



First Floor

Total floor area 89.3 m² (962 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

brown & merry

Entrance

Entrance Hall

Lounge
14' 7" narrowing to x 12' 5" (4.45m narrowing to x 3.78m)

Kitchen
20' 10" narrowing to x 9' 8" (6.35m narrowing to x 2.95m)

Bedroom 1
13' 10" narrowing to x 11' 6" (4.22m narrowing to x 3.51m)

Bedroom 2
13' 10" narrowing to x 9' 1" (4.22m narrowing to x 2.77m)

Bedroom 3
8' 9" narrowing to x 7' 10" (2.67m narrowing to x 2.39m)

Bathroom

Driveway

Garage

Front & Rear Gardens

welcome to

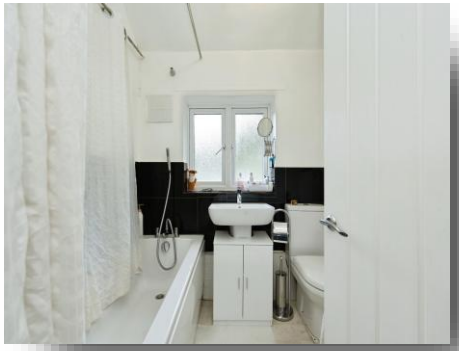
Prestwick Road, WATFORD

- Three-bedroom end-of-terrace family home
- Driveway and garage
- Side extension potential (STPP)
- Spacious lounge
- Attractive woodland views to front and rear

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Awaiting Photograph

£515,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF105316

The Property Ombudsman

Property Ref:
WAF105316 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

brown & merry

01923 248861

watford@brownandmerry.co.uk

104 The Parade, WATFORD, Hertfordshire, WD17 1AW

brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.