





House - Terraced (EPC Rating: C)

SOULDERN STREET, WATFORD, HERTFORDSHIRE, WD18 0EU

£400,000

WARREN ANTHONY

2 Bedroom House - Terraced located in Hertfordshire

Nestled on Souldern Street in the heart of Watford, Hertfordshire, this charming Victorian terraced house presents an excellent opportunity for the first time buyer. Just a short walk to Watford General Hospital, 0.5 miles from Watford Town Centre and 0.6 miles from Watford Metropolitan Station, ensuring easy access to local amenities and transport links.

GROUND FLOOR

Reception Room Size: 25'6" × 11'11" (7.76?m ×?3.63?m)

A spacious, open-plan area ideal for both living and dining zones. The generous proportions allow for flexible furniture arrangements and plenty of natural light. The staircase leads up to the first floor.

Kitchen Size: 8'4" × 7'5" (2.54?m ×?2.27?m)
Compact yet practical, with direct access to the utility room. Positioned at the rear of the property, it's well-placed for everyday use and connects neatly to the outdoor space.

Utility Room & WC
A handy addition providing extra storage and laundry space, plus a separate WC for convenience — perfect for guests or busy households.

FIRST FLOOR

Master Bedroom
Size: 13'3" × 11'1" (4.04?m ×?3.37?m)
A bright, well-proportioned double bedroom offering ample space for wardrobes and furnishings. Positioned next to the bathroom for easy access.

Bedroom Two
Size: 11'11" × 10'5" (3.63?m ×?3.17?m)
Another comfortable double bedroom, ideal for guests, children, or a home office setup.

Bathroom
Conveniently located off the master bedroom, featuring space for a full suite and natural light.

Garden

The property has been regularly updated since purchase with a new roof installed approximately 9 years ago, replacement upvc windows and french doors to the rear aspect and new bathroom approximately two years ago.

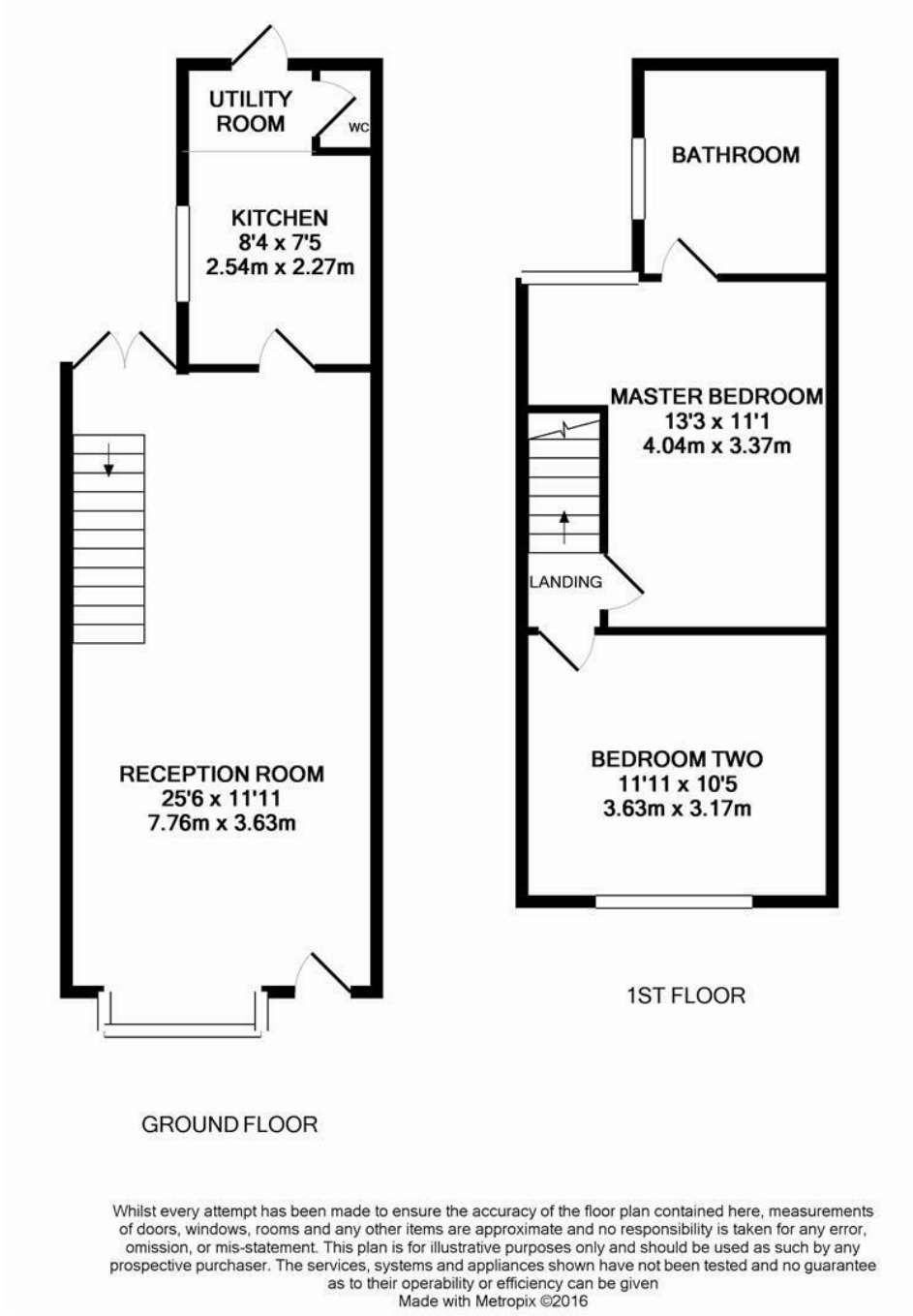










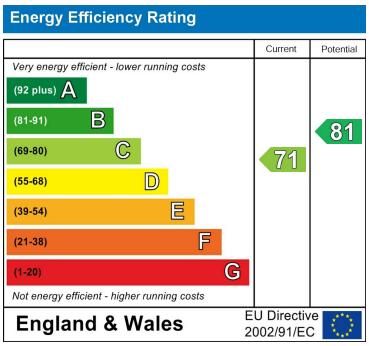


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

C

Energy Performance Graph



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