FREEHOLD







House - Terraced (EPC Rating:)

ST. MARYS ROAD, WATFORD, WD18 0EE

£340,000

WARREN ANTHONY

3 Bedroom House - Terraced located in Watford

Chain-free three-bedroom freehold house on the popular St Mary's Road, just moments from Watford town centre and Watford Grammar School for Girls. Offering two double bedrooms, a spacious lounge/diner and permit parking, the property would benefit from some updating and presents an excellent opportunity to create a fantastic family home.

Situated on the ever-popular St Mary's Road, just a short walk from Watford Town Centre, Watford High Street Station and Watford Grammar School for Girls, this chain-free freehold home offers excellent potential for a buyer looking to put their own stamp on a property.

Entrance & Lounge/Diner 26'4" x 10'10" (8.02m x 3.30m)
Entering at the front of the property, you are welcomed into a spacious open-plan lounge/diner stretching the full length of the house. With windows to both the front and rear, the room enjoys plenty of natural light and offers clearly defined living and dining areas. Stairs rise to the first floor. While some cosmetic updating would enhance the space, the room provides an excellent blank canvas.

Kitchen 12'10" x 10'10" (3.92m x 3.30m)
Located to the rear, the kitchen offers a good range of cupboard and worktop space with room for additional appliances. There is direct access to the rear garden, making it practical for day-to-day family living and entertaining.

Bathroom 6'5" x 6'0" (1.95m x 1.84m)
Positioned on the ground floor, the family bathroom comprises a bath, wash hand basin and WC.

First Floor Landing

Bedroom One 11'2" x 10'10" (3.41m x 3.30m)
A generous double bedroom overlooking the front aspect with ample space for freestanding furniture.

Bedroom Two 11'1" x 10'10" (3.38m x 3.30m)
Another well-proportioned double bedroom situated to the rear of the property. Access to

Bedroom Three 8'1" x 6'0" (2.46m x 1.84m)
A useful single bedroom, ideal as a child's room, home office or nursery.

Key Features
Chain free
Freehold
Three bedrooms
Popular residential road
Permit parking
Walking distance to Watford Town Centre
Close to Watford Grammar School for Girls


HONEY NUT

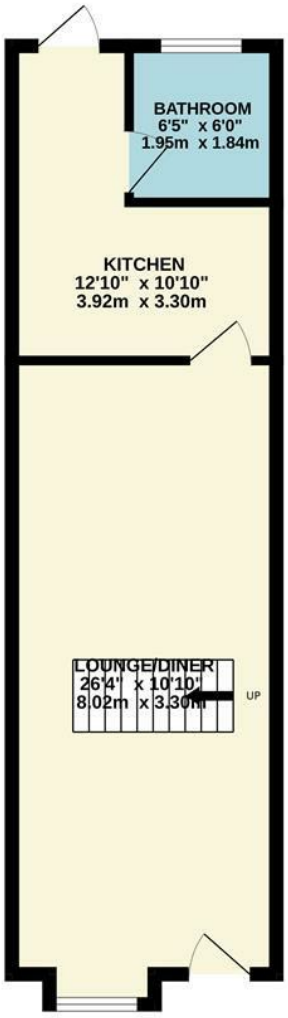




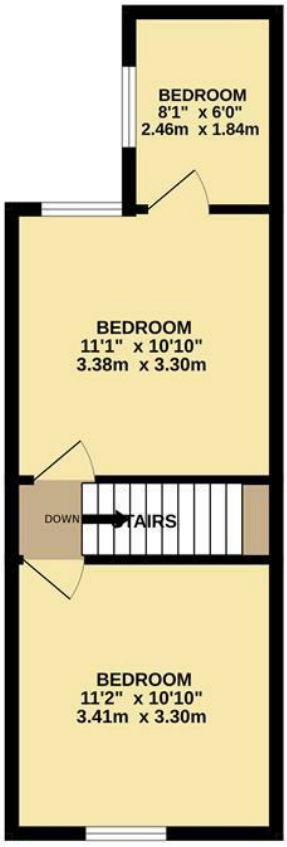




GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.

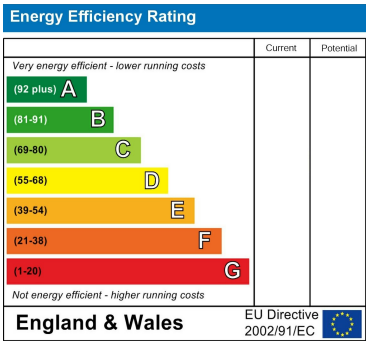


TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy Performance Graph



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