



## Regent Street Watford, Hertfordshire WD24 5AU £385,000

Situated on this popular residential turning off the vibrant St Albans Road is this chain-free, two double bedroom Victorian terraced house, offering an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation comprises two reception rooms, a fitted kitchen and a three-piece family bathroom on the ground floor. To the first floor are two generously sized double bedrooms, both benefiting from original fireplaces.

The property benefits from gas central heating, double glazing and a substantial basement providing further scope to convert into a habitable space, subject to the necessary consents.

Outside, there is a private rear garden with a decking area, providing useful outdoor space.

Regent Street is conveniently positioned between St Albans Road and Leavesden Road and is less than a 10-minute walk from Watford Junction, offering fast services into London Euston in approximately 22 minutes. St Albans Road provides an excellent selection of shops, restaurants and bars, while Watford Town Centre and Atria Shopping Centre are approximately a 15-minute walk away.

Offered to the market with no upper chain, this characterful Victorian home combines a convenient location with excellent potential for improvement and personalisation.

- Two Double Bedrooms
- Chain Free
- Private Rear Garden
- Short Walk To Watford Junction
- Large Basement Room
- Permit Parking



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | [watford@coopersestateagents.co.uk](mailto:watford@coopersestateagents.co.uk) | [www.coopersestateagents.co.uk](http://www.coopersestateagents.co.uk)



| Energy Efficiency Rating                                                                                                                                                                                                                |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                  |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                 | Potential | Current                                                                                                                                                                                                                                                                         | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC                                                                                                                                                                                   |           | <b>England &amp; Wales</b><br>EU Directive 2002/91/EC                                                                                                                                                                                                                           |           |

