

Valley Rise,Watford WD25 7EY

brown & merry

welcome to

Valley Rise, Watford

A well-presented three-bedroom mid-terraced family home on Valley Rise, offering spacious living accommodation, a convenient ground floor WC and a private rear garden, in an excellent location close to local amenities, well-regarded schools and great transport links.

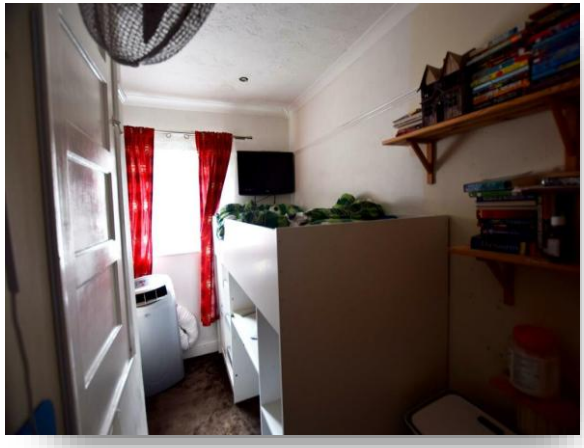














brown & merry

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Agent Note:

Entrance

Wc
5' 5" x 2' 5" (1.65m x 0.74m)

Lounge
12' 2" x 10' 11" (3.71m x 3.33m)

Dining Room
10' 5" x 10' 1" (3.17m x 3.07m)

Kitchen
10' x 7' 8" (3.05m x 2.34m)

Bedroom 1
11' 10" into wardrobe x 10' 11" (3.61m into wardrobe x 3.33m)

Bedroom 2
12' x 10' 1" to max (3.66m x 3.07m to max)

Bedroom 3
10' 11" x 8' 3" (3.33m x 2.51m)

Bathroom

welcome to

Valley Rise, Watford

- 3-Bedroom Mid-terraced House
- Driveway
- Generous Private Rear Garden
- Fitted Kitchen
- Two Spacious Reception Rooms

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

offers over

£450,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF104936

The Property Ombudsman

Property Ref:
WAF104936 - 0007

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.