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Watford

OFFERS IN EXCESS OF £500,000

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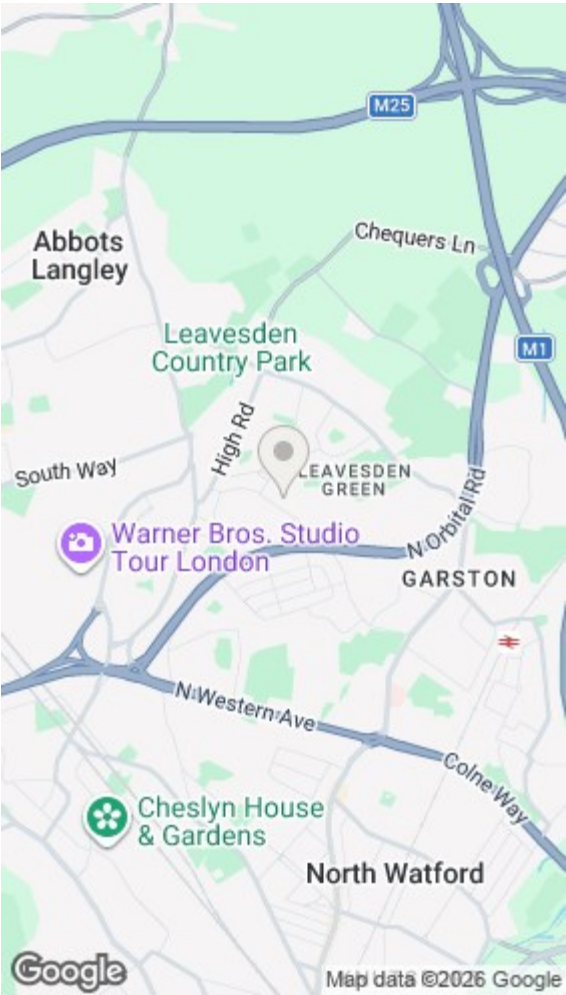
Situated at the head of a quiet residential cul-de-sac and overlooking woodland to the front is this well presented three bedroom semi-detached home. Having been subject to significant improvements by the current owner to include a refitted bathroom, refitted kitchen and high quality vinyl flooring amongst others, the property also benefits from a downstairs shower room, private rear garden and driveway parking.



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Total area: approx. 94.5 sq. metres (1016.8 sq. feet)



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





A recently refurbished three bedroom semi-detached home situated on a quiet cul-de-sac.



Ground Floor
A spacious entrance hall from where the stairs rise to the first floor gives access to the Living Room and the Kitchen. The Living room is a well proportioned room with a large feature bay window. Double doors open to the Dining Room which is open-plan to the refitted, shaker-style Kitchen which is fully fitted with integrated appliances, a useful pantry cupboard and a breakfast bar. From the Dining Room double doors open to the rear garden and from the kitchen a door opens to the useful store room. This room has a door to the front, a door the rear garden and a door leading to the downstairs shower room which also has space and plumbing for both a washing machine and tumble dryer.

First Floor
The landing provides access to all first floor accommodation which comprises two double bedrooms, a generous single and a recently refurbished bathroom which is fully tiled and fitted with a white three piece suite. There is also a hatch leading to a spacious loft.

The Outside
To the front of the property is a block-paved driveway which provides parking for two vehicles. The rear garden is fully enclosed with a patio area directly to the rear of the property with the remainder of the garden laid mostly to lawn. There is also a brick build shed providing useful storage.

The Location
Watford town centre is approximately 2.5 miles distant with its excellent selection of shops, including the atria Centre. Transport facilities include the Metropolitan Line at Watford station and the main line to Euston from Watford Junction (approx. 20 mins on faster trains). Road links are excellent with J5/6 of the M1 and J19/20/21 of the M25 providing access to the national motorway network and airports. There is a good selection of outstanding schools locally, both state and private, to include Watford Boys and Girls Grammar Schools, Cassiobury Junior School, Nascot Wood Primary, Haberdashers Boys and Girls Schools, Merchant Taylors' and York House. Cassiobury Park is a thriving green space integral to Watford town and has over 190 acres of open space and woodland with a range of sporting and recreational facilities. The Grove Country Club is just over a mile away. The river Gade and the Grand Union Canal run through the nearby Cassiobury Park providing walking trails and there are a number of golf courses locally including West Herts, Sandy Lodge, Aldenham and The Hertsmere. Further leisure facilities can be found at the local Woodside Leisure Park with a Vue Cinema, Hollywood Bowl and Ninja Warrior. Woodside Leisure Centre is also local.

Agent's Information for Buyers

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Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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