





A THREE BEDROOM MID TERRACED HOUSE WITH A LOVELY REAR GARDEN – CHAIN FREE SALE

This much loved home is situated in an extremely popular residential area close to local shops, parkland (Goodwood Park), a selection of highly rated schools and excellent motorway links all close by making this a perfect property for commuters and families alike.

The ground floor is made up of a porch, entrance hallway, guest w.c, utility room currently in use as a study, spacious front aspect kitchen diner and large reception room with patio and French doors providing access to the rear garden. On the first floor there are three very good sized bedrooms, a shower room and a utility room (potential for en suite)

Externally, there is an immaculate south-west facing rear garden, further lawn to the front with a selection of mature shrubs and an off road parking area to the side of the terrace. Garages are also available for rental in the parking area.



KEY FEATURES

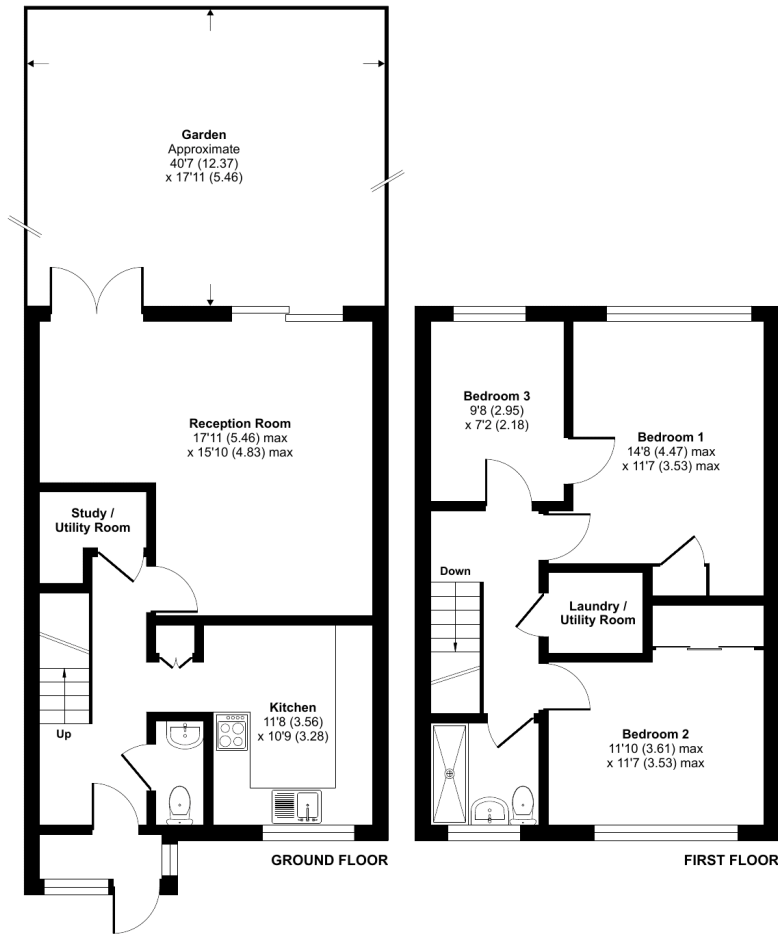
- Freehold
- Sunny aspect low maintenance garden
- Off road parking adjacent to houses
- Potential for en suite and loft extension (stp)
- Recently installed boiler and central heating system
- Private outlook to front
- Large third bedroom
- Chain free sale
- Guest W.C



Watford, Herts, WD17

Approximate Area = 989 sq ft / 91.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Salters Residential. REF: 863827

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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