





## A THREE BEDROOM DETACHED CHALET BUNGALOW - HUGE SCOPE FOR EXTENSIONS AND CHAIN FREE SALE

This impressive detached property is located on an extremely sought after road and is just a short walk to Cassiobury Park as well as local shops/eateries. A selection of highly regarded schools, Watford Junction, Metropolitan Line Station excellent bus/road links and town centre are also close by. Whilst modernisation is required, this property offers generous and versatile accommodation with potential for side, rear and first floor extensions (stp).

The ground floor is made up of a spacious hallway, triple aspect reception room, kitchen, two double bedrooms, family bathroom and separate w.c. On the first floor there is a third double bedroom.

Externally, there is a delightful rear garden, off road parking and side garage.



### KEY FEATURES

- Short walk to Cassiobury Park
- Chain free sale
- Three bedrooms
- Double glazing
- Large reception room
- Gas central heating



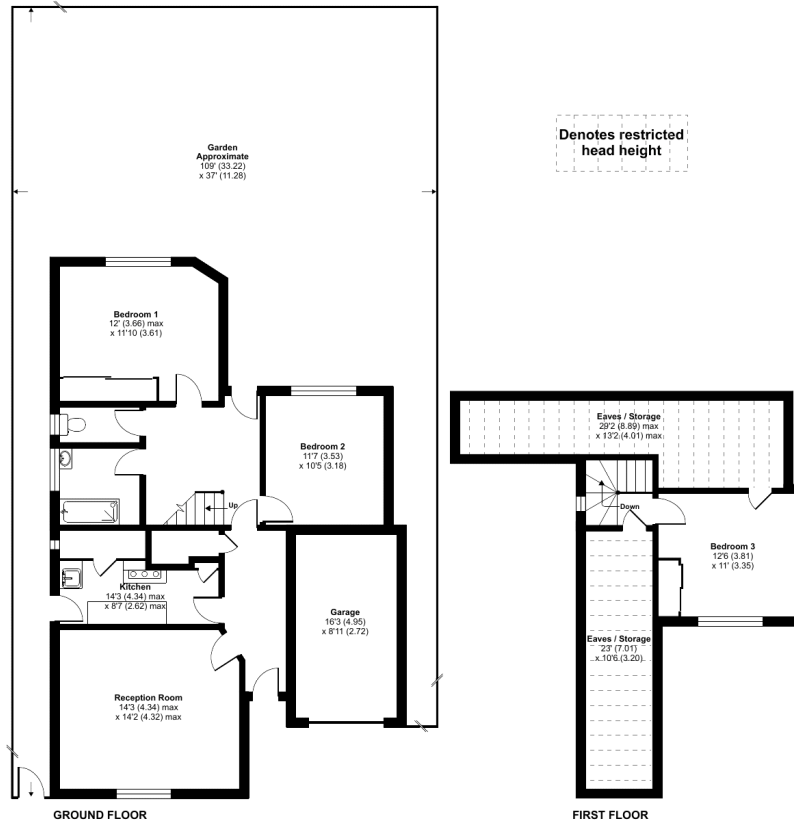
## Woodland Drive, Watford, WD17

Approximate Area = 1249 sq ft / 116 sq m (includes garage)

Limited Use Area(s) = 585 sq ft / 54.3 sq m

Total = 1834 sq ft / 170.4 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 2023. Produced for Salters Residential. REF: 964526

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

Salters Residential  
32 Langley Road  
Nascot Wood, Watford  
Herts, WD17 4PN

01923 901 777  
info@saltersresidential.co.uk  
www.saltersresidential.co.uk

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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