







## A SURPRISINGLY SPACIOUS TWO DOUBLE BEDROOM VICTORIAN TERRACED HOUSE WITH USABLE BASEMENT

This delightful family home is presented in superb condition throughout and is perfectly situated for commuters as Watford Junction and a choice of bus routes are within close proximity. In addition, Watford Town Centre is also within walking distance and there are multitude of independent shops, restaurants and cafes along St Albans Road.

The ground floor is made up of two reception rooms and a modern fitted kitchen with appliances. From the front reception room there is access to a basement room perfect as a home work space/guest bedroom. On the first floor there are two double bedrooms and family bathroom.

Externally, there is a 65ft rear garden, front garden and Victoria Road is situated within a Controlled Parking Zone enabling local residents to obtain annual low-cost residents and visitors parking permits.



### KEY FEATURES

- Superb basement space
- Larger style Victorian house
- Low maintenance 65ft garden
- Double glazing
- Immaculate throughout
- Kitchen with appliances installed 2020
- Potential for rear and loft extensions





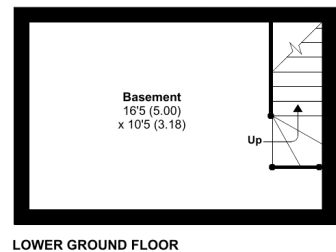
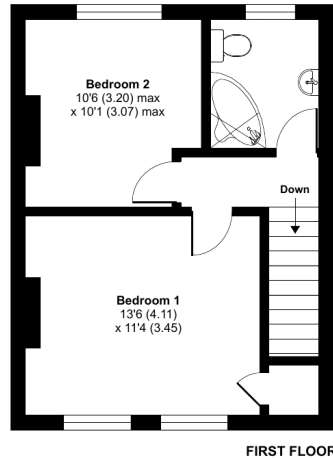
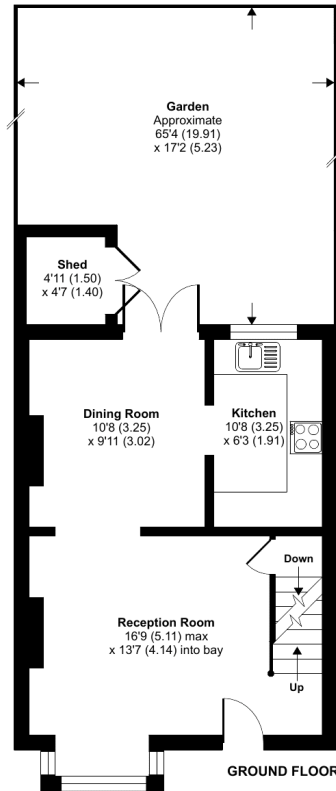
## Victoria Road, WD24

Approximate Area = 940 sq ft / 87.3 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 963 sq ft / 89.5 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 2024. Produced for Salters Residential. REF: 1071171

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(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.

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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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