





A FOUR BEDROOM TOWN HOUSE WITH LARGE REAR GARDEN AND AMPLE OFF ROAD PARKING

Melrose Place is a very pleasant cul-de-sac situated off Hempstead Road providing easy access to Watford town centre, both Watford Junction and Watford Met Line stations, a choice of highly regarded schools and the stunning Cassiobury Park.

The ground floor is made up of an entrance hallway, shower room/w.c, a superb garage conversion/fourth bedroom, utility room and a rear aspect reception room. On the first floor there is a spacious semi open plan reception room/kitchen featuring front and rear aspect balconies. On the second floor there are three good size bedrooms and family bathroom.

Externally, there is a 50ft approx child friendly rear garden and off road parking for several vehicles.



KEY FEATURES

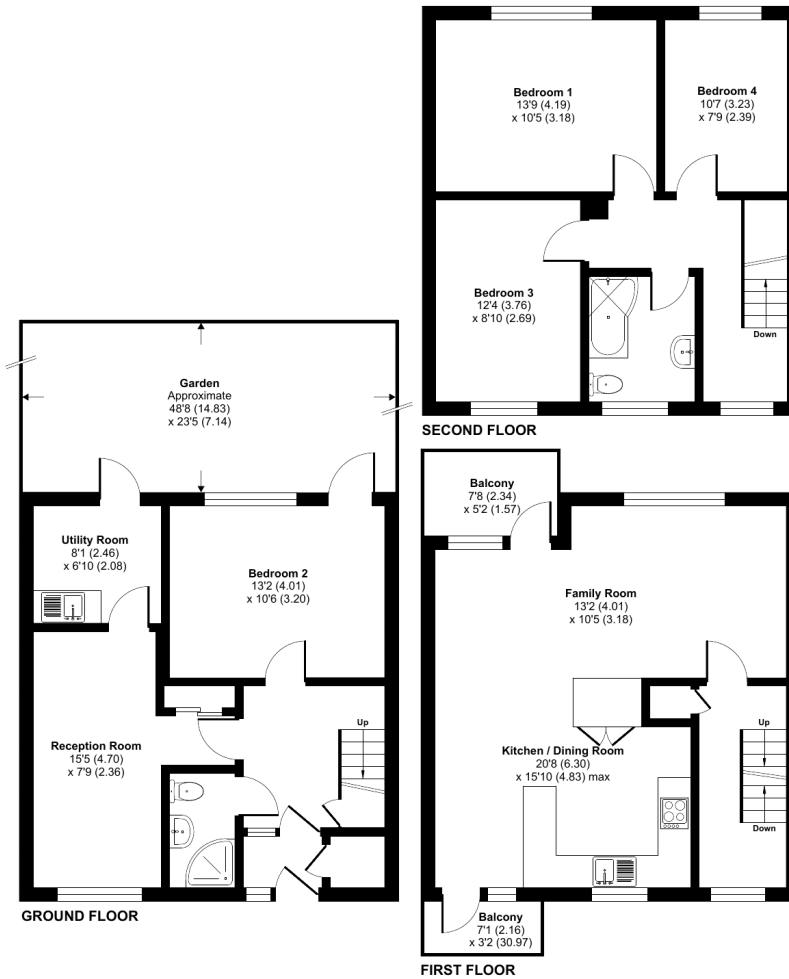
- Versatile accommodation
- Two first floor balconies
- Superb garage conversion/fourth bedroom
- Highly sought after location
- Rear extension potential
- Two bathrooms



Melrose Place, Watford, WD17

Approximate Area = 1483 sq ft / 137.7 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: 1069588

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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