





A TWO DOUBLE BEDROOM HOUSE WITH OFF ROAD PARKING, GARAGE AND EXTENSION POTENTIAL

An opportunity to acquire this spacious mid terraced family home that has been much improved by the current owners and is situated within this pleasant residential area. Rushton Avenue will prove popular with families and commuters due to its close proximity to major road links M1, M25 and A41 and a choice of highly regarded schools for all ages.

The ground floor is made up of an entrance hallway, front aspect reception room, good size kitchen and bathroom. On the first floor there are two double bedrooms.

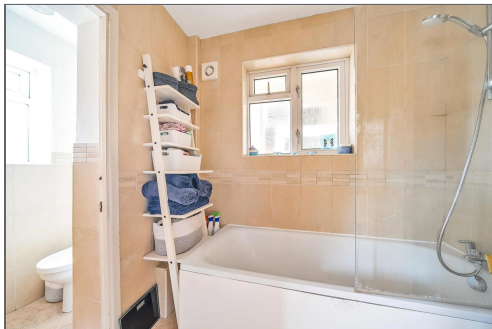
Please note that planning permission was applied for in 2016 for a 4m rear extension (lapsed). Please refer to the planning section on the Watford Borough Council website and see reference 16/00559/HPD.

Externally, there is off road parking to the front, a 43ft south-east facing rear garden and a large garage/workshop to the rear.



KEY FEATURES

- Gas central heating
- Off road parking
- Garage/workshop
- Double bedrooms
- Double glazing
- Extension potential



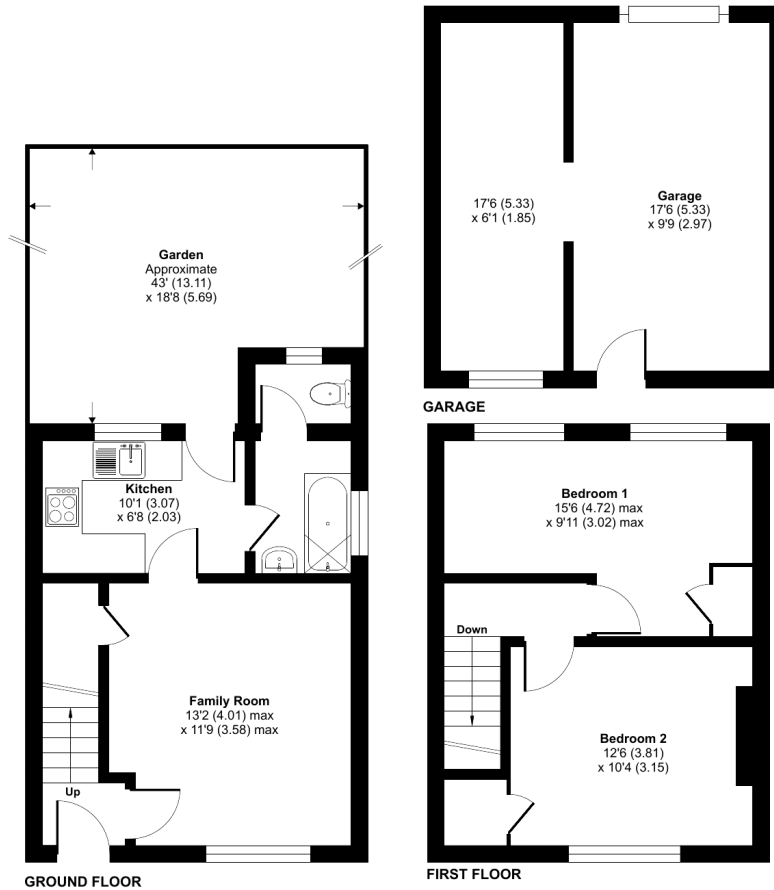
Rushton Avenue, Watford, WD2

Approximate Area = 649 sq ft / 60.2 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 938 sq ft / 87 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: 1062514

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(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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