





A THREE BEDROOM END TERRACE HOUSE WITH A 95FT REAR GARDEN – CHAIN FREE SALE

This spacious family home is situated within a ten minute walk of Watford Junction, the town centre, a choice of highly regarded local schools and the many cafes, restaurants and independent shops along St Albans Road.

The ground floor is made up of two reception rooms, modern fitted kitchen with appliances and modern bathroom. On the first floor there are three good size bedrooms.

Externally, there is a 95 ft rear garden and Langley Road is situated within a Controlled Parking Zone enabling local residents to obtain annual low-cost resident's and visitor's parking permits.



KEY FEATURES

- Gas central heating
- Modern kitchen and bathroom
- Childrens playground and nursery within a five minute walk
- Chain free sale
- Double glazing
- Extension potential (stp)



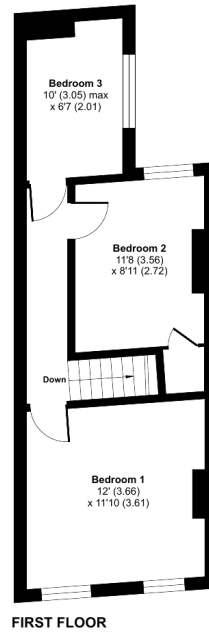
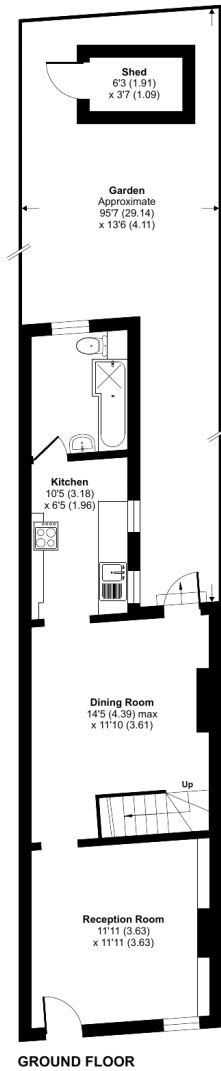
Langley Road, WD17

Approximate Area = 830 sq ft / 77.1 sq m

Outbuilding = 21 sq ft / 2 sq m

Total = 851 sq ft / 79 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: 1107347

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(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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