





## A THREE BEDROOM TERRACED HOUSE WITH A 20FT 6' X 11FT 7' LOFT ROOM – CHAIN FREE SALE

An opportunity to acquire this spacious mid terraced house that is situated in a pleasant residential cul-de-sac with a variety of schools for all ages and major road links all nearby – perfect for families and commuters.

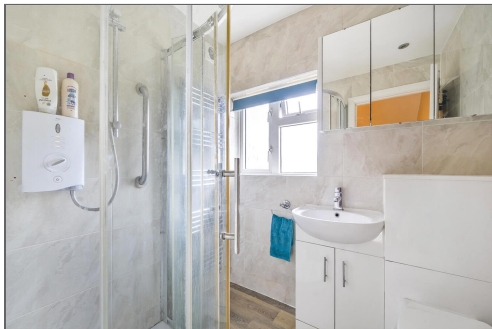
The ground floor is made up of an entrance hallway, 25ft 1' lounge/dining room, kitchen and utility room. On the first floor there are three bedrooms and shower room. From the third bedroom, there is a staircase to an impressive loft conversion that would be ideal as a fourth bedroom/home office/studio.

Externally, there is a 59ft east facing garden, off road parking for several cars and there is a very large green space/play area in Stud Green that all residents look on to.



### KEY FEATURES

- Impressive loft conversion
- 59ft child friendly garden
- Overlooks school playing fields to rear
- Chain free sale
- Off road parking
- Potential for a rear extension (stp)
- Modernisation required - refer to agent



## Stud Green, Watford, WD25

Approximate Area = 1182 sq ft / 109.8 sq m  
 Limited Use Area(s) = 203 sq ft / 18.8 sq m  
 Outbuilding = 38 sq ft / 3.5 sq m  
 Total = 1423 sq ft / 132.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Salters Residential. REF: 1179554

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(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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