





WELL PRESENTED FIVE BEDROOM LICENSED HMO WITH TWO BATHROOMS – RARE INVESTMENT OPPORTUNITY

This spacious three storey HMO property is centrally located with the town centre and excellent rail and bus links all within short walking distance.

The ground floor is made up of an entrance hallway, double bedroom, kitchen/dining room and two shower rooms/w.c. On the upper floors there are four further double bedrooms.

Externally, there is a 47ft. easy to maintain garden.

*Please note: For further information or an appointment to view, please contact Alan Salter - alan@saltersresidential.co.uk



KEY FEATURES

- Superb HMO investment opportunity
- Bright and Spacious throughout
- Five double bedrooms
- Modern kitchen/dining room
- Two shower rooms/w.c



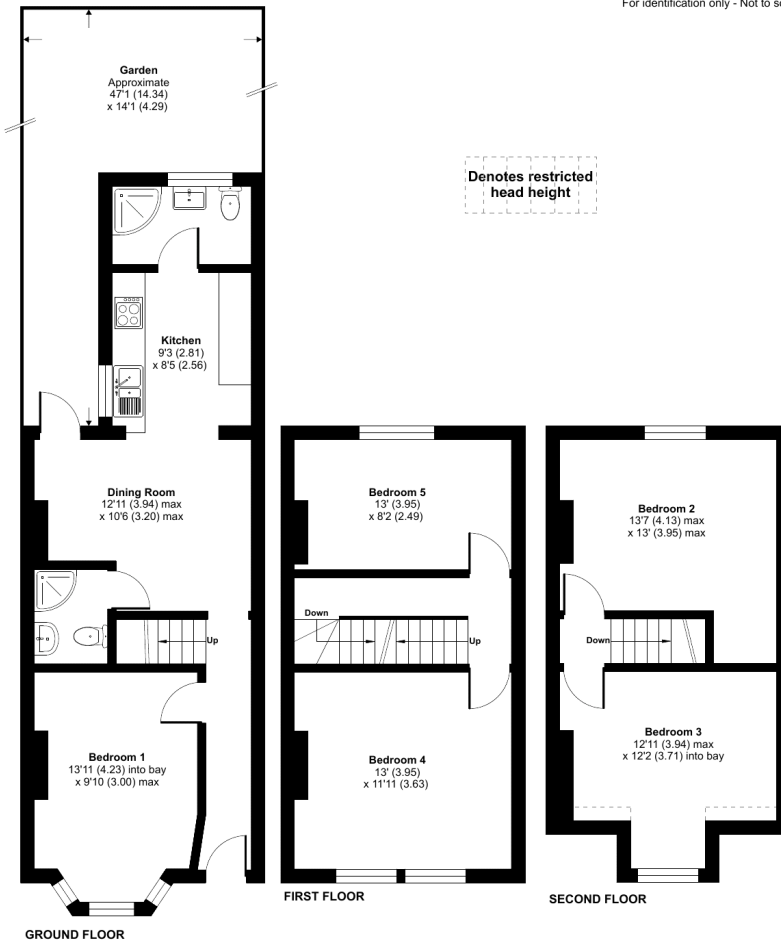
Vicarage Road, Watford, WD18

Approximate Area = 1125 sq ft / 104.5 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 1131 sq ft / 105 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Salters Residential. REF: 1228142

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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