





## A TWO DOUBLE BEDROOM VICTORIAN HOUSE WITH EXTENSION POTENTIAL – CHAIN FREE SALE

An opportunity to purchase a bright and spacious Victorian terraced house that has numerous independent shops, restaurants and cafes all nearby along St Albans Road. In addition, a choice of bus services, major road links M1 & M25 and Watford Junction can all easily be accessed. An ideal first time purchase or buy-to-let investment!

The ground floor consists of two reception rooms, kitchen and guest w.c. On the first floor there are two double bedrooms from one of which is access to the large family bathroom.

Externally, there is a 54 ft rear garden that can be accessed via a side alleyway.



### KEY FEATURES

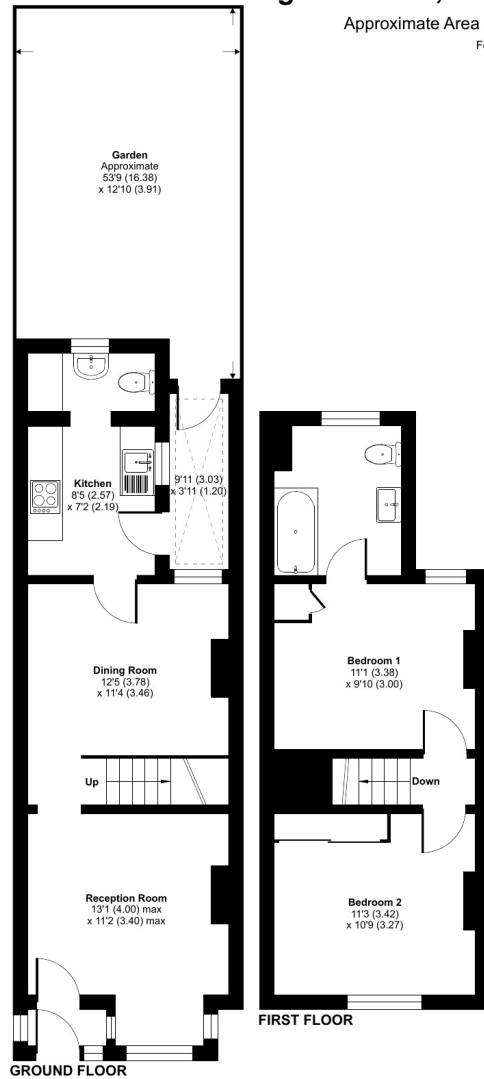
- Chain free sale
- Two double bedrooms
- Extension potential to rear and loft (stp)
- Double glazing
- Side access
- 'Combi' boiler recently installed



## Brighton Road, Watford, WD24

Approximate Area = 757 sq ft / 70.3 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). © nichecom 2025. Produced for Salters Residential. REF: 1250032

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>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

Salters Residential  
32 Langley Road  
Nascot Wood, Watford  
Herts, WD17 4PN

01923 901 777  
info@saltersresidential.co.uk  
www.saltersresidential.co.uk

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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