





A TWO DOUBLE BEDROOM VICTORIAN HOUSE WITH LARGE BATHROOM AND A 53 FT GARDEN

An opportunity to acquire a surprisingly spacious mid terraced family home that is ideally located to access a variety of schools for all ages, Watford Town centre, multiple bus and major road links, Watford General Hospital and both Watford Junction and Metropolitan Line stations.

The ground floor is made up of an entrance hallway, two reception rooms, kitchen and guest w.c/utility. On the first floor there are two double bedrooms and a large family bathroom adjacent to which there is an additional space that could perhaps serve as a dressing area or study.

Externally, there is a 53ft south-east facing garden and Chester Road is situated within a Controlled Parking Zone enabling local residents to obtain annual low-cost resident's and visitor's parking permits.

• Please note that modernisation throughout is required.



KEY FEATURES

- Chain free sale
- Sunny aspect garden
- Controlled parking zone for residents
- Entrance hallway
- Double bedrooms and bathroom off landing
- Extension potential to rear and loft (stp)



Chester Road, Watford, WD18

Approximate Area = 861 sq ft / 79.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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