



AN IMPRESSIVE 1550 SQ FT THREE DOUBLE BEDROOM EDWARDIAN END TERRACE HOUSE WITH GARAGE

This much loved family home has been renovated throughout in recent years by the present owners and offers exceptional accommodation on both levels. The property is perfect for families and commuters due to its close proximity to local independent shops and major supermarkets on St Albans Road, Parkgate Infants & Nursery and Junior Schools, Knutsford Primary Academy, Watford North and Junction Stations and major road links M1, M25 and A41. The ground floor is made up of a porch leading into a hallway, two reception rooms, a modern fitted kitchen/breakfast room with quartz worktops and integrated appliances, guest w.c., and utility room. On the first floor, there is a particularly large master bedroom that is complimented by two further double bedrooms and a modern five-piece bathroom suite. Please note:- In our opinion there is an option to create a fourth bedroom by utilising some of the space within the master bedroom. Externally, there is a 50ft child friendly, sunny aspect garden and a garage that can be accessed via Parkgate Road.



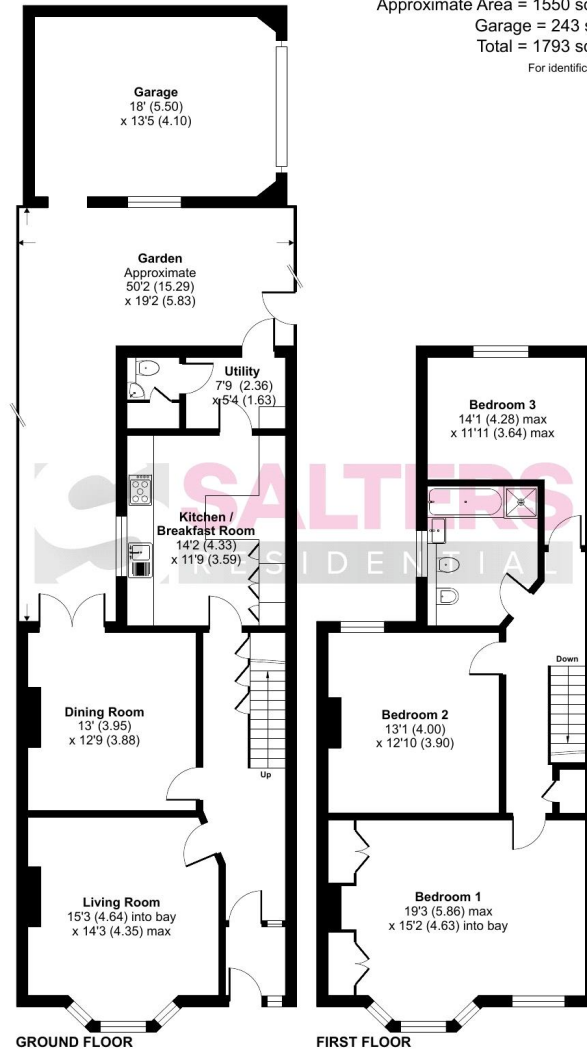
KEY FEATURES

- Immaculate and deceptively spacious family home
- Three double bedrooms
- South-west facing garden
- Garage
- Utility room/guest w.c.
- High ceilings
- Hot (boiling) water tap over sink
- Induction hob over double ovens



Bushey Mill Lane, Watford, WD24

Approximate Area = 1550 sq ft / 143.9 sq m
 Garage = 243 sq ft / 22.5 sq m
 Total = 1793 sq ft / 166.4 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 2025. Produced for Salters Residential. REF: 1321674

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(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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