





## AN EXTENDED THREE BEDROOM/TWO BATHROOM SEMI DETACHED HOUSE WITH 20FT X 11FT 6' KITCHEN/DINER

This well presented family home offers spacious and comfortable accommodation throughout and is situated within a very popular group of roads in North Watford. Watford Junction (with fast trains to London), and a selection of highly rated schools are within just half a mile. Watford town centre and major road links, M1 and M25 are all easily accessible making this property ideal for families and commuters. The ground floor is made up of an entrance hallway, guest w.c./shower room, lounge, study/guest bedroom, impressive kitchen/dining room with integrated appliances and a separate utility room. On the first floor there are three good size bedrooms and family bathroom. Externally, the elevated position of this property enjoys far reaching rear aspect views, there is an easy to maintain 55ft rear garden that features a 17ft '4' x 11ft'9' summer house/home office and there is also off-road parking for two cars.



### KEY FEATURES

- Ground floor study/guest bedroom
- Pre-installed water softener
- Utility room
- EV charging point
- Three bedrooms/two bathrooms
- Sought after residential area
- Sunny aspect south-east facing garden
- Off-road parking



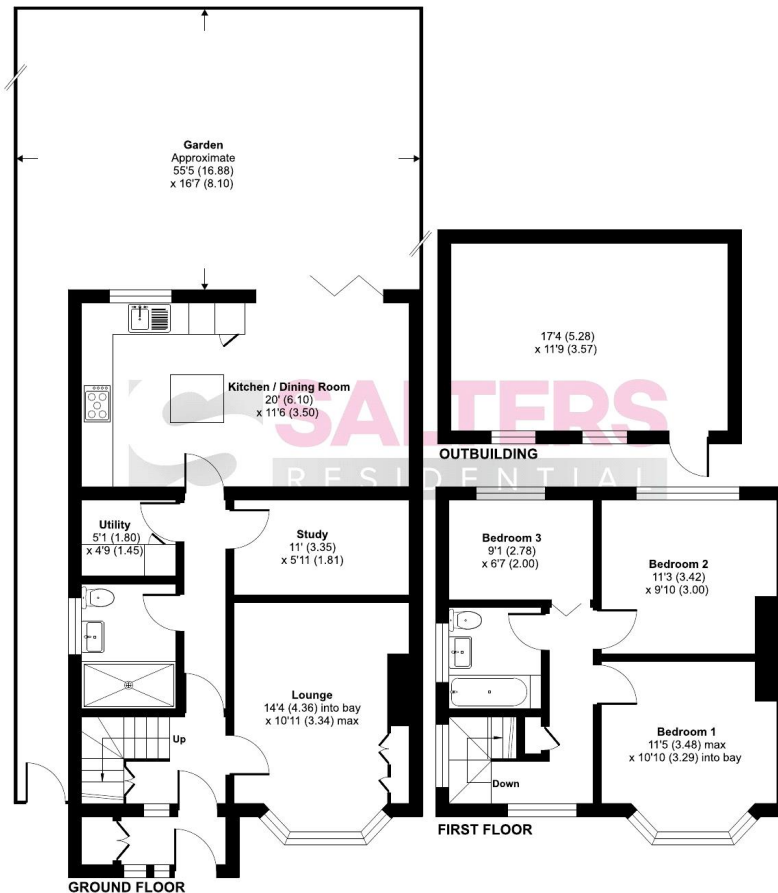
## Devon Road, Watford, WD24

Approximate Area = 1084 sq ft / 100.7 sq m

Outbuilding = 203 sq ft / 18.8 sq m

Total = 1287 sq ft / 119.5 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). © nichcom 2025. Produced for Salters Residential. REF: 1324893

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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