





A TWO DOUBLE BEDROOM VICTORIAN TERRACED HOUSE ARRANGED OVER THREE FLOORS

We are delighted to offer for sale this 840 sq ft character home that is situated within a short walking distance to Watford Junction, the town centre and a variety of cafes, bars and independent shops along St Albans Road.

The ground floor is made up of a cosy lounge/dining room and kitchen with vaulted ceiling. On the first floor there is a double bedroom and a surprisingly large bathroom with separate shower and bath. On the second floor there is a second double bedroom with views to both front and rear.

Externally, there is a 26ft 8' rear garden with gated access and Terrace Gardens is situated within a Controlled Parking Zone enabling residents to obtain annual low-cost resident's and visitor's parking permits.



KEY FEATURES

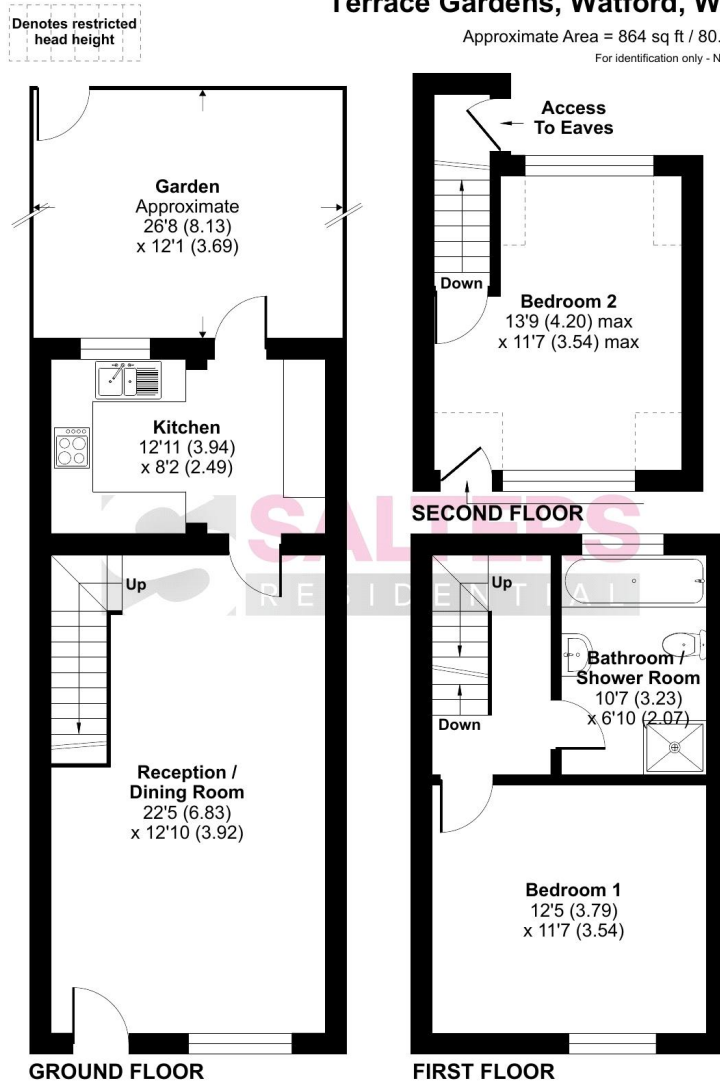
- Beamed 22ft'5 lounge/dining room with attractive brick feature fireplace
- Double glazing
- Chain free sale
- Two double bedrooms
- Five minutes walk to Watford Junction
- Rear garden with gated access
- Local shops and bus services close by



Terrace Gardens, Watford, WD17

Approximate Area = 864 sq ft / 80.2 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). © ncthecom 2026. Produced for Salters Residential. REF: 1394714

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(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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