





A THREE BEDROOM VICTORIAN TERRACED HOUSE ARRANGED OVER THREE FLOORS. - CHAIN FREE SALE

We are delighted to offer for sale this 921 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 22ft 7' lounge/dining room and a kitchen/breakfast room. On the first floor there are two good size bedrooms and a large family bathroom. On the second floor there is a further double bedroom.

Externally, there is a 26ft 4' 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

- Three good size bedrooms
- Chain free sale
- Characterful family home
- Double glazing
- Cul-de-sac location
- Five minutes walk to Watford Junction
- Local shops and bus services close by



Terrace Gardens, Watford, WD17

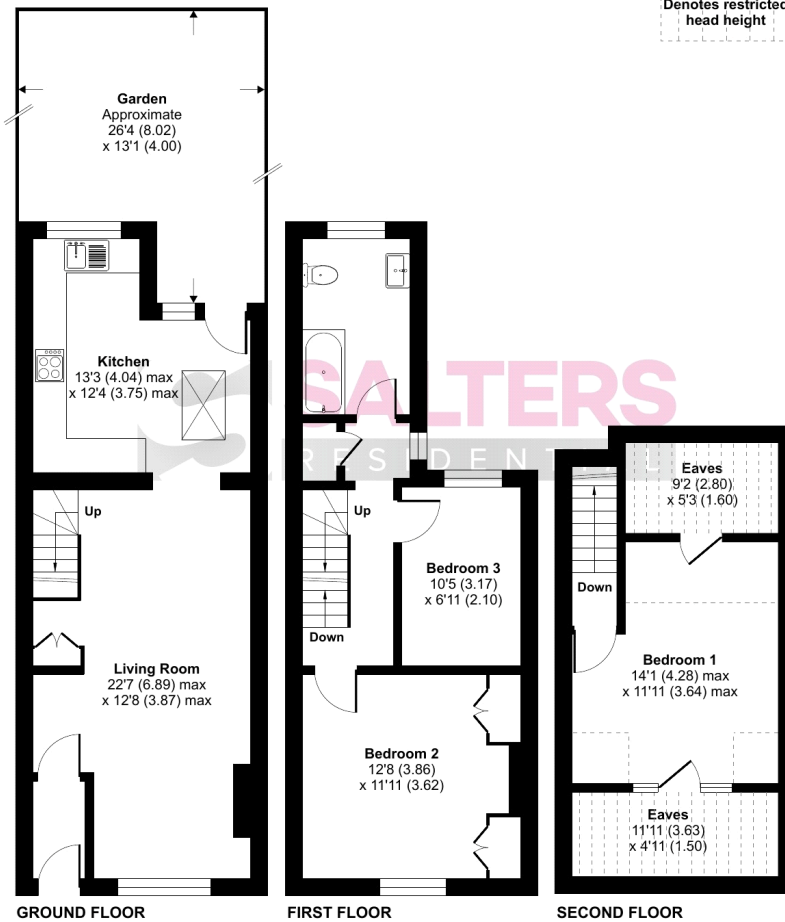
Approximate Area = 921 sq ft / 85.5 sq m

Limited Use Area(s) = 195 sq ft / 18.1 sq m

Total = 1116 sq ft / 103.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Salters Residential. REF: 1458216

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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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