





EXTENDED THREE BEDROOM SEMI DETACHED HOUSE - 104FT GARDEN, OFF-ROAD PARKING AND CHAIN FREE

This superb semi-detached home offers exceptionally spacious, bright and well-presented accommodation throughout and is situated within a very popular residential area with a variety of highly rated schools for all ages and major road links M1, A41 and M25 all within close proximity. Perfect for families and commuters.

The ground floor is made up of an entrance hallway, front aspect reception room, a fabulous open plan kitchen/family room and to the side of property there is a utility area, guest w.c., and generous storage. On the first floor, there are three very good size bedrooms and a spacious four-piece family bathroom suite.

Externally, there is a wonderful 104ft mature rear garden and off-road parking for two cars.



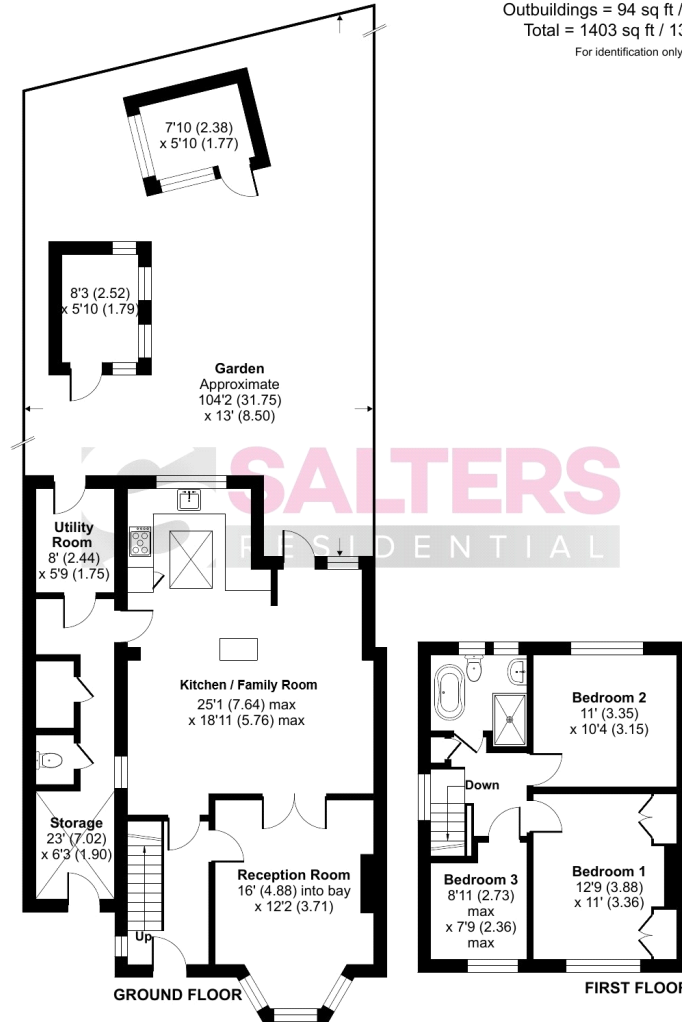
KEY FEATURES

- Chain free sale
- Three good size bedrooms
- Sunny aspect south east facing garden
- Off-road parking
- 25ft 1' x 18ft 11' kitchen/family room
- Lovely family bathroom suite



Harris Road, Watford, WD25

Approximate Area = 1309 sq ft / 121.6 sq m
 Outbuildings = 94 sq ft / 8.7 sq m
 Total = 1403 sq ft / 130.3 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 2025. Produced for Salters Residential. REF: 1481065

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(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.

Salters Residential
 32 Langley Road
 Nascot Wood, Watford
 Herts, WD17 4PN

01923 901 777
 info@saltersresidential.co.uk
 www.saltersresidential.co.uk

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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