





A THREE DOUBLE BEDROOM FAMILY HOME WITH A LARGE REAR GARDEN AND OFF-ROAD PARKING

This competitively priced mid terraced house offers spacious accommodation and is situated within a popular residential area of Garston with Garston railway station within just a few minutes' walk. An excellent choice of schools and major road links M1, M25 and A41 can all easily be reached making this a perfect home for families and commuters.

The ground floor is made up of an entrance hallway, a good-sized lounge/dining room, kitchen and separate utility room. On the first floor there are three double bedrooms, bathroom and separate w.c.

Externally, there is a lovely 65 ft south facing garden with side alleyway access and off-road parking for two cars.



KEY FEATURES

- Kitchen plus utility room
- Sunny aspect child friendly garden
- Rear extension potential (stp)
- Double bedrooms
- Easy access to M1, M25, A41
- Off road parking
- Double glazing



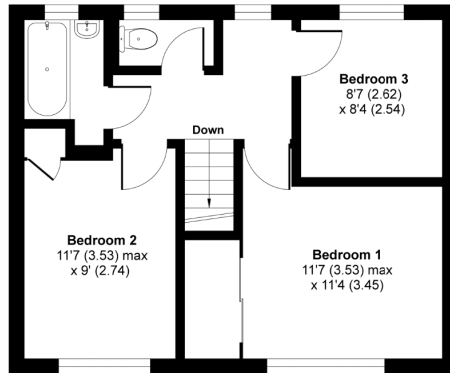
Whitwell Road, Watford, WD25

Approximate Area = 873 sq ft / 81 sq m

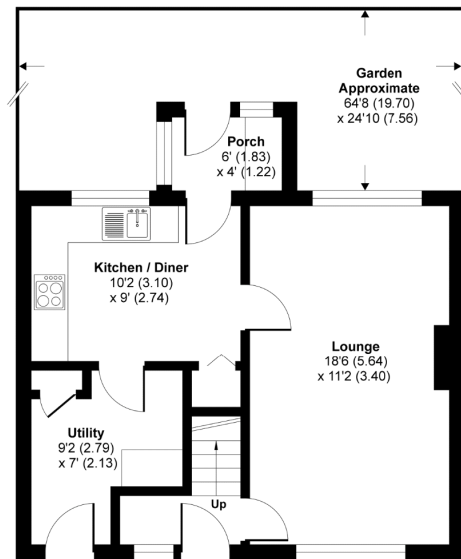
Outbuilding = 85 sq ft / 8 sq m

Total = 958 sq ft / 89 sq m

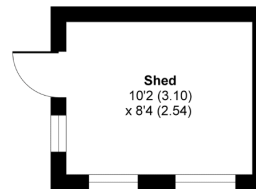
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Salters Residential. REF: 666235

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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