





IMPRESSIVE THREE BEDROOM VICTORIAN TERRACED HOUSE WITH TWO RECEPTIONS AND 67FT GARDEN

An opportunity to purchase a bright and spacious Victorian house that has been much improved by the present owners and is conveniently located to easily access numerous nearby independent shops, cafes, bus services and Watford Junction (17 minutes to Euston). The ground floor consists of two reception rooms – both with oak flooring, a solid oak hand built fitted kitchen, lobby with access to the garden and modern fitted bathroom suite with underfloor heating. On the first floor there are two double bedrooms from one of which there is access to a good size third bedroom/dressing room. Please note: We understand that plumbing has been installed in the third bedroom/dressing room should one wish to have an en-suite bathroom. Externally, there is a 67ft garden with secure rear alleyway access and Garfield Street is situated within a Controlled Parking Zone enabling local residents to obtain annual low-cost resident's and visitor's parking permits.



KEY FEATURES

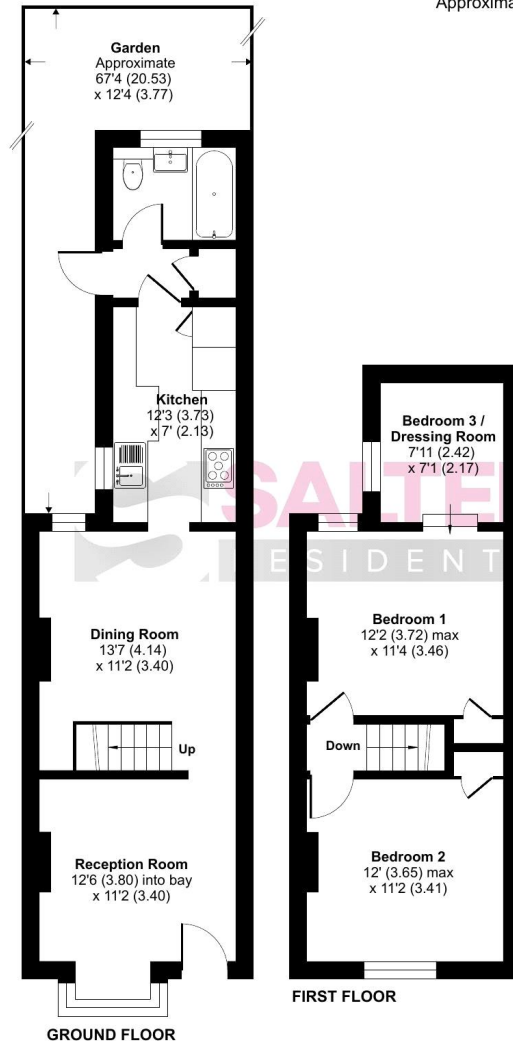
- Three bedrooms or two double bedrooms plus dressing room
- Two reception rooms
- 67ft rear garden
- Recently installed bathroom suite
- Walking distance to Watford Junction
- Residents permit parking



Garfield Street, Watford, WD24

Approximate Area = 764 sq ft / 70.9 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). © nichecom 2026. Produced for Salters Residential. REF: 1501665

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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