SALTERS RESIDENTIAL

GUIDE PRICE £395,000

SOTHERON ROAD, WATFORD WD17 2QB

A TWO DOUBLE BEDROOM VICTORIAN TERRACED HOUSE WITH USABLE BASEMENT – CHAIN FREE SALE

An opportunity to acquire a well presented Victorian terraced family home that is situated in the heart of Watford. Watford town centre, Watford Junction (17 minutes to Euston), excellent bus links and a great selection of schools for all ages are all very close by making this a perfect property for families and commuters.

The ground floor is made up of two reception rooms from which there is access to a basement room, perfect as a home office space/guest bedroom. There is also a smart fitted kitchen and a modern bathroom suite. On the first floor there are two double bedrooms.

Externally, there is a small east facing rear garden and Sotheron Road is situated within a Controlled Parking Zone enabling residents to obtain annual low-cost resident's and visitor's parking permits.

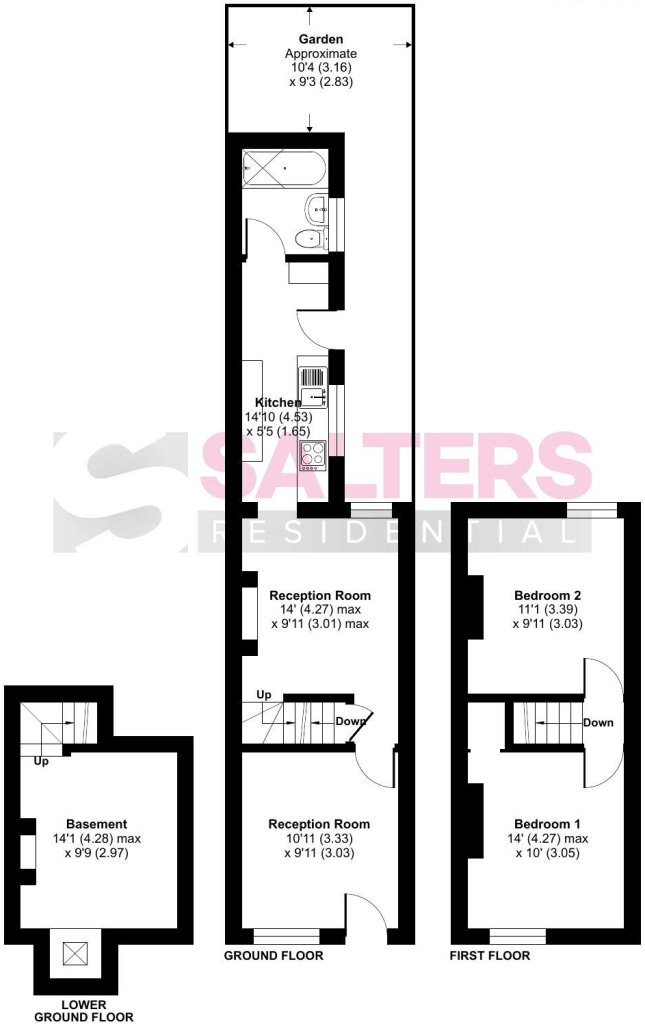
KEY FEATURES

- Well presented 'chain free' sale
- Two double bedrooms
- Sought after central Watford location
- Modern fitted kitchen & bathroom
- Small sunny aspect garden
- 14ft 1" x 9ft 9" usable basement

Sotheron Road, Watford, WD17

Approximate Area = 752 sq ft / 69.8 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). Produced for Salters Residential. REF: 1513212

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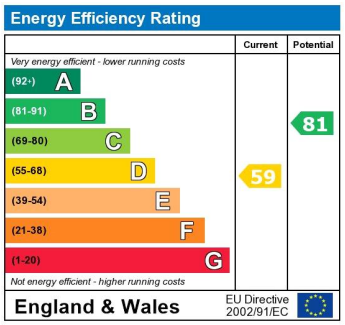

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.