





A THREE BEDROOM TERRACED HOUSE WITH A LARGE USABLE LOFT ROOM AND OFF-ROAD PARKING

An opportunity to acquire this bright and surprisingly spacious mid terraced family home that will prove extremely popular with families and commuters due to its close proximity to major road links M1, M25 and A41 as well as a choice of highly sought after schools for all ages.

The ground floor is made up of an entrance hallway, good size lounge, dining room, kitchen and family bathroom. On the first floor there are three very good size bedrooms. From the landing there is access to a 16ft 9' x 9ft 4' useable loft room – perfect as a home office/playroom.

Externally, there is a 40ft rear garden that can be accessed via a side alleyway and there is also off-road parking for two cars.



KEY FEATURES

- Chain free sale
- Off-road parking for two cars
- Alleyway side access to garden
- Two reception rooms
- Three good size bedrooms
- 16ft 9" x 9ft 4" useable loft room



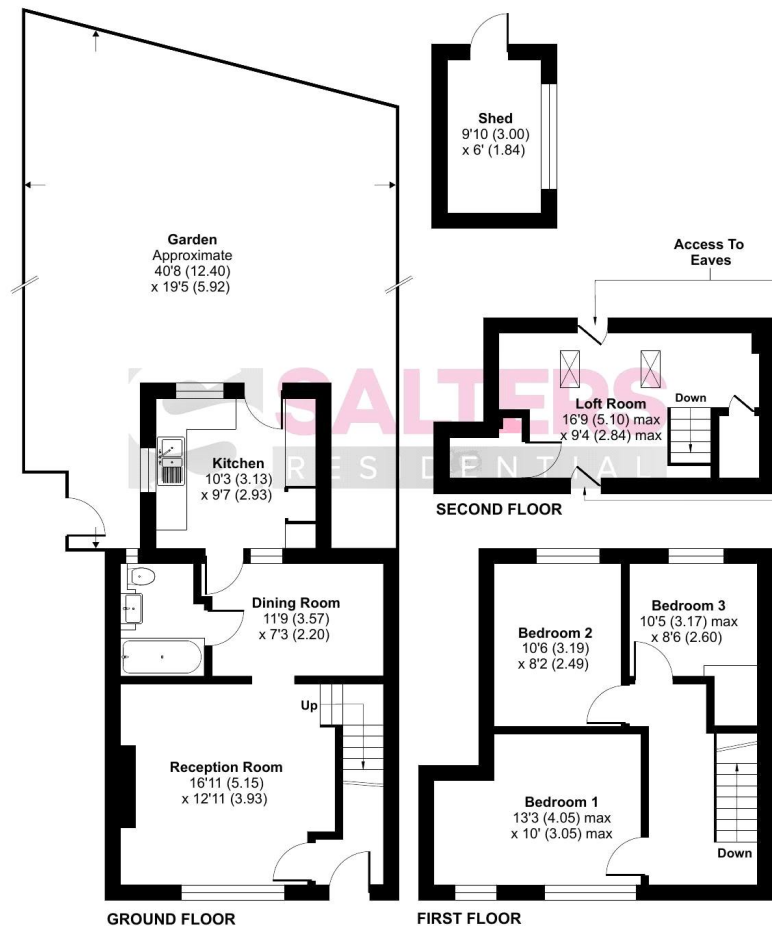
Rushton Avenue, Watford, WD25

Approximate Area = 995 sq ft / 92.4 sq m

Outbuilding = 59 sq ft / 5.4 sq m

Total = 1054 sq ft / 97.8 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). © nichecom 2025. Produced for Salters Residential. REF: 1524591

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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