



Regent Street, Watford, WD24 5AT  
Asking price £375,000

Sears & Co  
estate & letting agents



**\*\*NO UPPER SALES CHAIN\*\***

A superbly presented two bedroom character home situated in this ideal position on Regent Street, WD24, approximately 0.7 miles from Watford's mainline train station.

Accommodation includes a living room, dining room, well appointed kitchen, principal bedroom with en suite and one further bedroom.

Externally the property further benefits from a delightful private rear garden. Council tax band C. Contact sole appointed letting agents Sears & Co to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Sears & Co**

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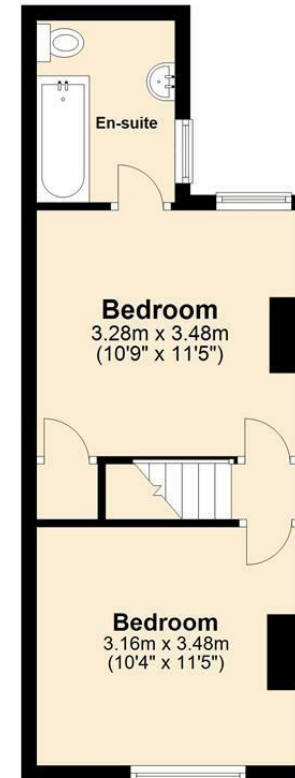
### Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



### First Floor

Approx. 30.2 sq. metres (325.1 sq. feet)



**Total area: approx. 64.1 sq. metres (689.9 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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# Sears & Co

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