

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Romilly Drive, Watford

£2,100 P.C.M

Key Features include:

- Three Bedrooms
- Two Bathrooms
- Semi Detached
- Gas Central Heating
- Double Glazing
- Open Plan Kitchen/Breakfast Room
- Off Street Parking
- Private Rear Garden
- Unfurnished

Property Overview:

This modern **THREE BEDROOM, TWO BATHROOM** semi detached home boasts versatile living, located opposite open fields, close to Merry Hill Woods, Grimsdyke Golf Course and Carpenders Park overground station.
UNFURNISHED

Accommodation:

Porch

Window to side, double door, sliding door, open plan, door to:-

Wet Room

Shower, wash hand basin, low level flush WC, mirrored cabinet, tiled surround and window to side.

Entrance Hall

Window to side, laminate flooring, stairs, door to:-

Lounge Area 14' 5" x 11' 9" (4.39m x 3.58m)

Window to front, laminate flooring, range of cupboards and wall shelving, curtains, open plan to:-

Kitchen/Dining Room 19' 8" x 10' 2" (5.99m x 3.10m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, fridge/freezer, dishwasher and washing machine, electric fan assisted oven, built-in four ring gas hob with extractor hood above, window to side, laminate flooring and sliding door to rear garden.

Landing

Window to side, laminate flooring, door to:-

Principal Bedroom 13' 4" x 11' 0" (4.06m x 3.35m)

Window to front, range of fitted wardrobes, curtains and laminate flooring.

Bedroom 2 12' 2" x 11' 0" (3.71m x 3.35m)

Window to rear, curtains, fitted sliding door wardrobes and laminate flooring.

Bedroom 3 8' 9" x 8' 8" (2.66m x 2.64m)

Window to front, single wardrobe, further storage cupboards and laminate flooring.

Bathroom

Fitted with three piece suite with deep panelled bath with shower attachment, shower screen, vanity wash hand basin with drawers under, mixer tap, tiled surround, low-level flush WC, wall mounted mirror cabinet, window to side, window to rear, heated towel rail and ceramic tiled flooring.

Outside

Off street parking to front and rear garden with lawn/patio.
Please note: The outbuilding is not included.

Council Tax Band: D EPC Rating: D



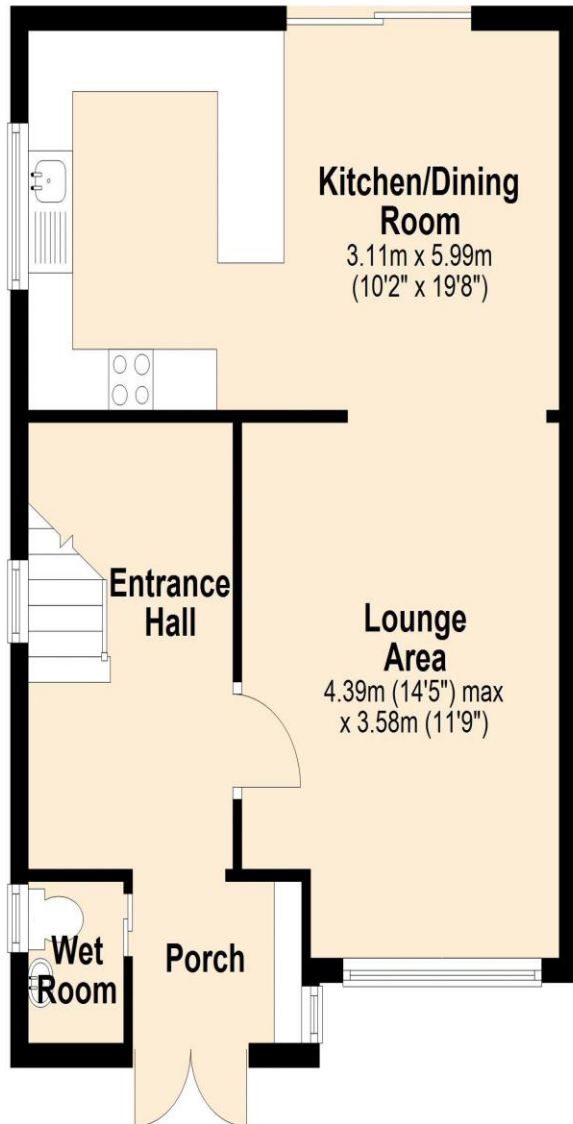


To arrange a viewing call:
020 8421 4847

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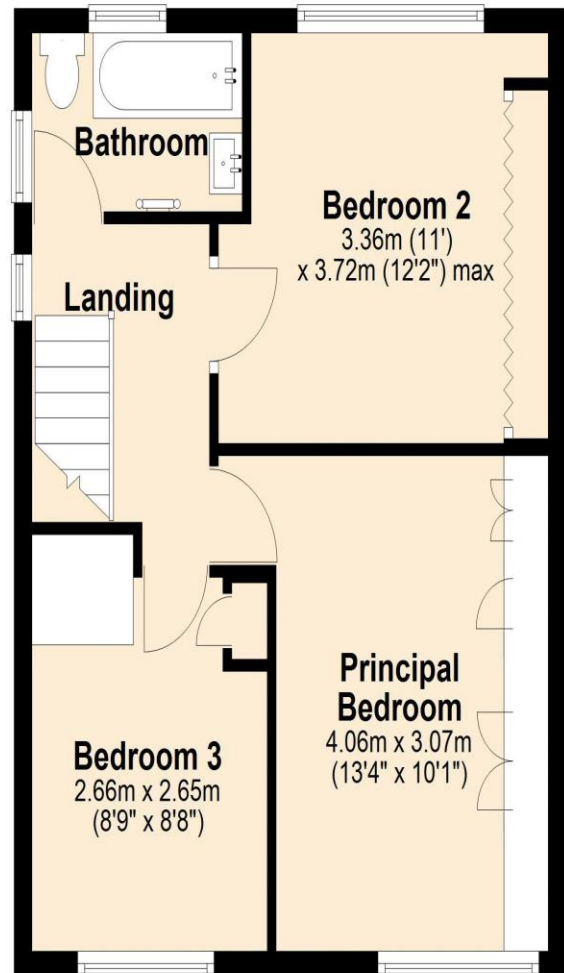
Ground Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 91.5 sq. metres (984.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.