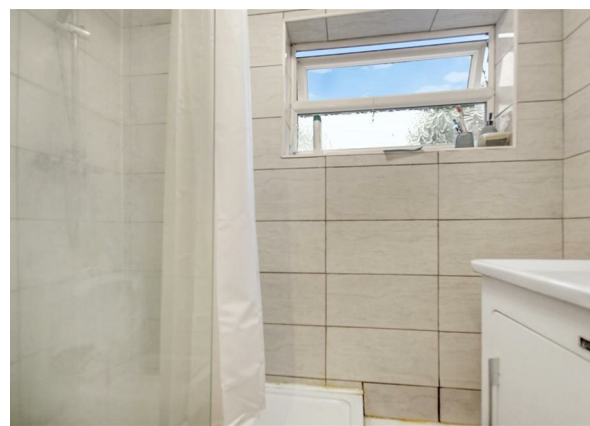
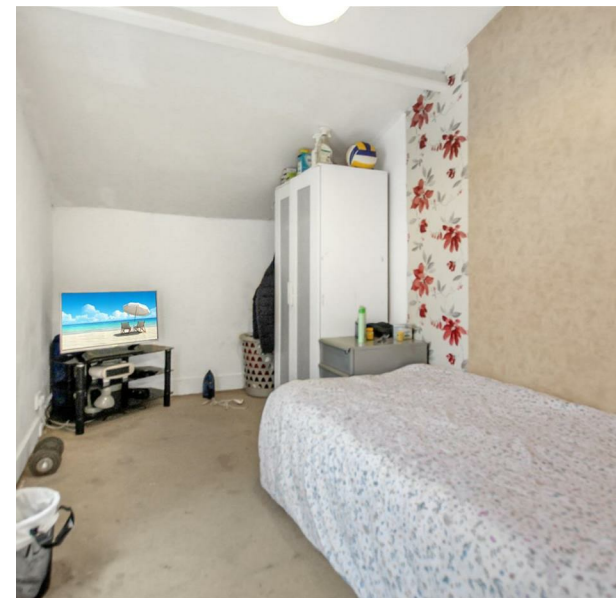


10 The Crescent, Watford, WD18 0AG  
Asking price £375,000  
Council Tax Band: C



Located in a sought-after area, this three bedroom terraced property offers comfortable living spaces ideal for families and couples. The property boasts two reception rooms, perfect for entertaining guests or relaxing with family, friends. The separate reception rooms feature large windows and charming fireplaces, creating a warm and inviting atmosphere.

The kitchen is equipped with some appliances and has direct access to the garden making it convenient for al-fresco dining or enjoying a morning coffee outdoors. The downstairs three piece family bathroom is located off the kitchen. The property comprises two double bedrooms and a third of the main bedroom offering comfortable living space upstairs.

Located just 200m from Watford girls grammar school and short walk from Watford Town Centre with its array of amenities including the Atria Shopping Centre, a cinema, bowling alley, numerous restaurants, and a theatre, ensuring that entertainment and leisure options are always close at hand. The property also provides easy access to Watford Junction Station, Watford High Street Station and the local bus depot.

Tenure: Fereehold



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| Energy Efficiency Rating                    |  | Current                    | Potential                                                                             |
|---------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                       |
| (92 plus) <b>A</b>                          |  |                            | <b>86</b>                                                                             |
| (81-91) <b>B</b>                            |  |                            |                                                                                       |
| (69-80) <b>C</b>                            |  |                            |                                                                                       |
| (55-68) <b>D</b>                            |  | <b>66</b>                  |                                                                                       |
| (39-54) <b>E</b>                            |  |                            |                                                                                       |
| (21-38) <b>F</b>                            |  |                            |                                                                                       |
| (1-20) <b>G</b>                             |  |                            |                                                                                       |
| Not energy efficient - higher running costs |  |                            |                                                                                       |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |