

OFFERS OVER

£375,000

Harwoods Road

Watford, WD18 7RB

PROPERTY SUMMARY

NO UPPER CHAIN. Bags of potential in this good size two bed terrace house with charm and character. The main accommodation includes a through reception room, a good size kitchen, ground floor cloakroom, very usable cellar, two bedrooms and a family bathroom on first floor. Other benefits include gas central heater, double glazed windows and private rear garden. The location offers easy access to Watford Grammar Schools, stations, Watford Hospital and Watford town centre. Sensibly priced.

2



1



2

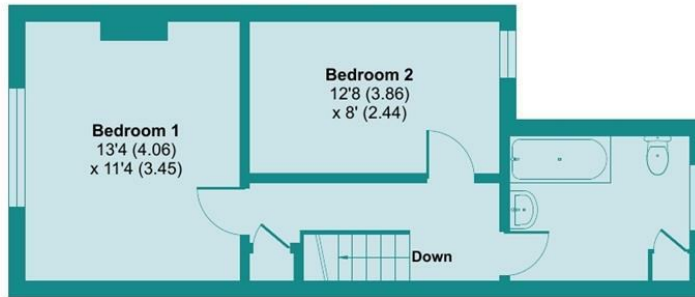




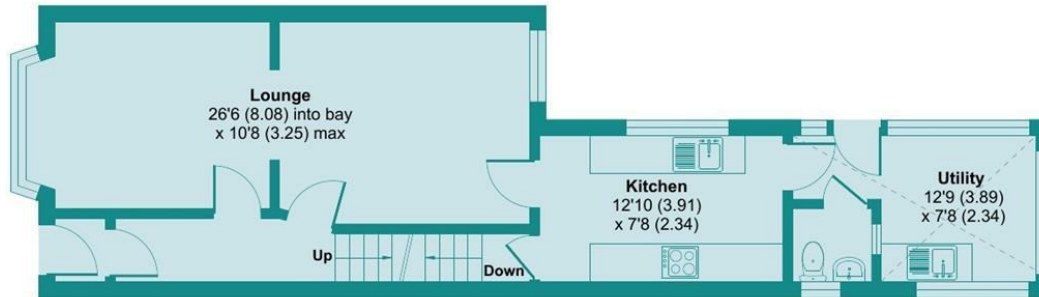


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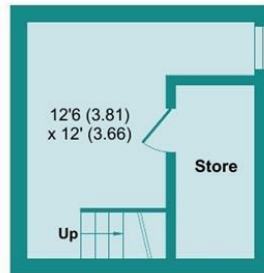
Approximate Area = 1124 sq ft / 104.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

Garden
Approximate
36'3 (11.05)
x 15'3 (4.65)

LOCAL AUTHORITY
Watford Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		47
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1100015



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