

GUIDE PRICE

£635,000

Whippendell Road

Watford, WD18 7QB

PROPERTY SUMMARY

This extended four bed semi detached house with loft conversion and ground floor extension spans across 1499 sq ft. There is scope for further development to the side subject to planning permission. The property is located on a large corner plot at the Croxley end of Whippendell Road. Ground floor accommodation includes a front reception room, rear family/dining room, kitchen and shower room. To the first floor are 3 bedrooms and a family bathroom. The loft conversion offers a large bedroom with fitted wardrobes and a contemporary en-suite shower room. Other benefits include upgraded exterior insulation, gas central heating, UPVC double glazed windows, rear garden and a garage/workshop accessed from Sydney Road. Hardstanding to the front is currently used for parking. Whether you are looking for a family home with room to grow, or simply a spacious property to enjoy, this house on Whippendell Road has it all.

4



3



2





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Approximate Area = 1499 sq ft / 139.2 sq m
 Garage= 298 sq ft / 27.6 sq m
 Total = 1797 sq ft / 166.8 sq m
 For identification only - Not to scale

LOCAL AUTHORITY
 Watford Borough Council

TENURE
 Freehold

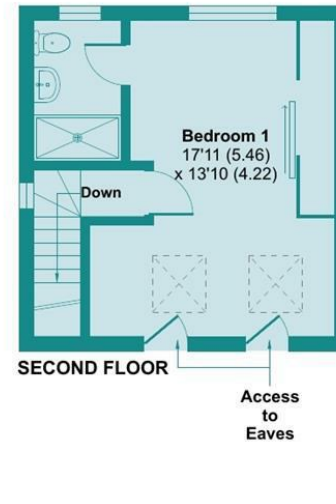
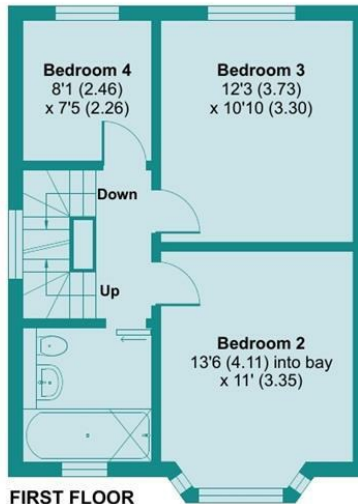
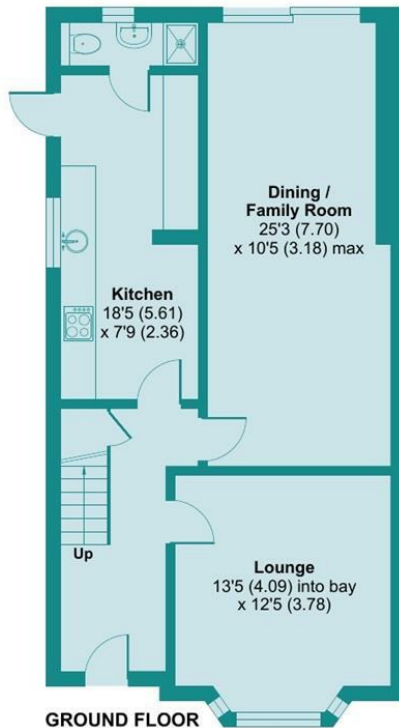
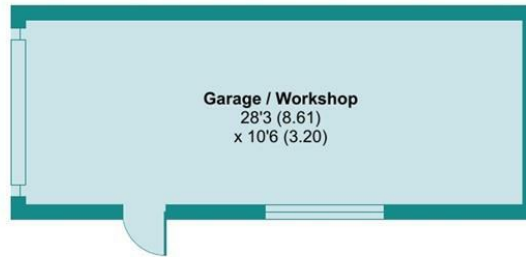
COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only



GARAGE
 (Located at back of property)

Garden
 Approximate
 68'11 (21.01)
 x 29'2 (8.89)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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		59	80
		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: 1105215



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