

GUIDE PRICE

£600,000

Swiss Avenue

Watford, WD18 7LL

PROPERTY SUMMARY

NO UPPER CHAIN. In need of complete refurbishment. Three bed semi detached in in the Cassiobury Park area of Watford. It is situated just a short walk to Watford Boys Grammar and Watford Met station and on the edge of the beautiful Cassiobury Park. Accommodation includes lounge, dining room and conservatory area, kitchen with additional utility space and WC. Upstairs there are two double bedrooms and a large single, with a bathroom and separate WC. The property has off street parking and a garage plus additional store. Potential to extend (STPP).

3



1



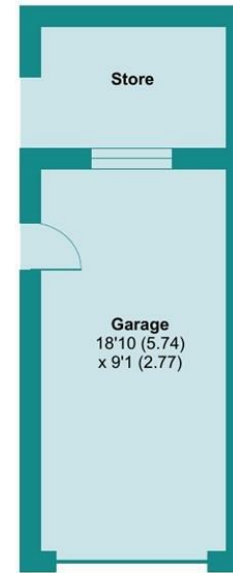
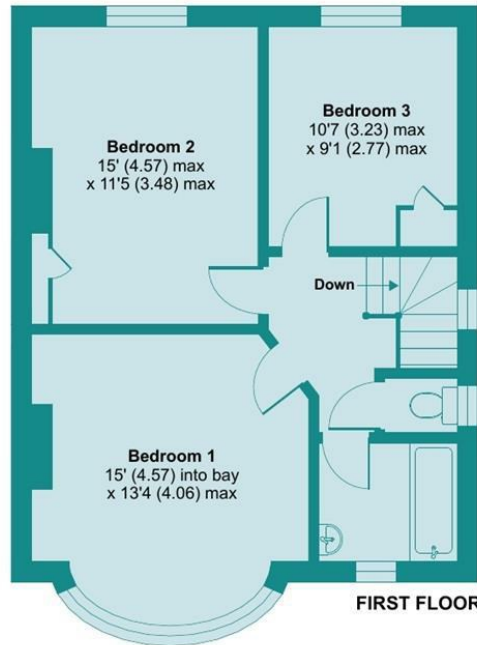
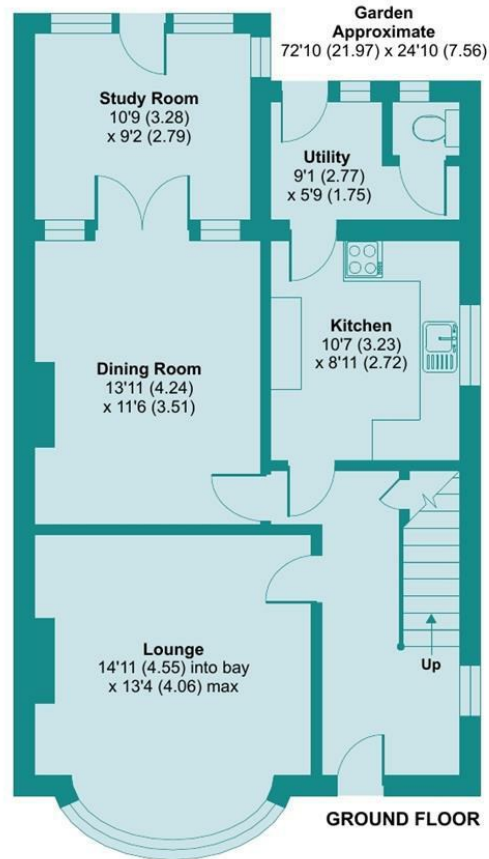
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Approximate Area = 1333 sq ft 123.8 sq m (excludes garage)
For identification only - Not to scale



GARAGE
(Located at
of property)

LOCAL AUTHORITY
Watford Borough Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 32 | |
| (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 2023. Produced for James Estate Agents. REF: 1040240



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