



Codicote Drive
WATFORD WD25 9QY

for sale offers over
£500,000



Property Description

This property is perfect for the growing family, with a large dining room, conservatory and fitted kitchen, utility space to the side with cloakroom plus store room. All this downstairs space would be perfect for entertaining with doors off the conservatory onto a patio area of the well maintained rear garden. Upstairs off the landing are three well sized bedrooms, a family bathroom.

The paved driveway offers parking while the rear garden has a patio area laid to lawn.

Located within easy reach of major road links M1, M25 and A41, amenities and a range of the local highly regarded secondary and primary schools your early viewing is highly recommended.



Entrance Hall

Front door.

Lounge

23' 9" max x 12' 5" max (7.24m max x 3.78m max)

Two radiators, window, door to conservatory.

Conservatory

17' 3" max x 9' 4" max (5.26m max x 2.84m max)

Window to rear, door to rear.

Utility

23' 3" max x 4' plus recess (7.09m max x 1.22m plus recess)

Door to front, door to kitchen, door to WC, door to conservatory, storage space.

Cloakroom

WC, wash hand basin.

Store

First Floor Landing

Loft Space

Boarded, insulated, lighting.

Bedroom 1

10' 1" x 12' 1" (3.07m x 3.68m)

Radiator, two windows.

Bedroom 2

10' 6" x 10' 11" (3.20m x 3.33m)

Radiator, window.

Bedroom 3

8' x 9' 9" max (2.44m x 2.97m max)

Radiator, window.

Bathroom

Heated towel rail, WC, two windows, bath with shower attachment, wash hand basin in vanity unit.

Outside

Driveway

To front for 3/4 cars.

Rear Garden

Lawn, patio.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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