

HARRY CHARLES

Property Specialists



Austin Villas, Watford, WD25 0GD

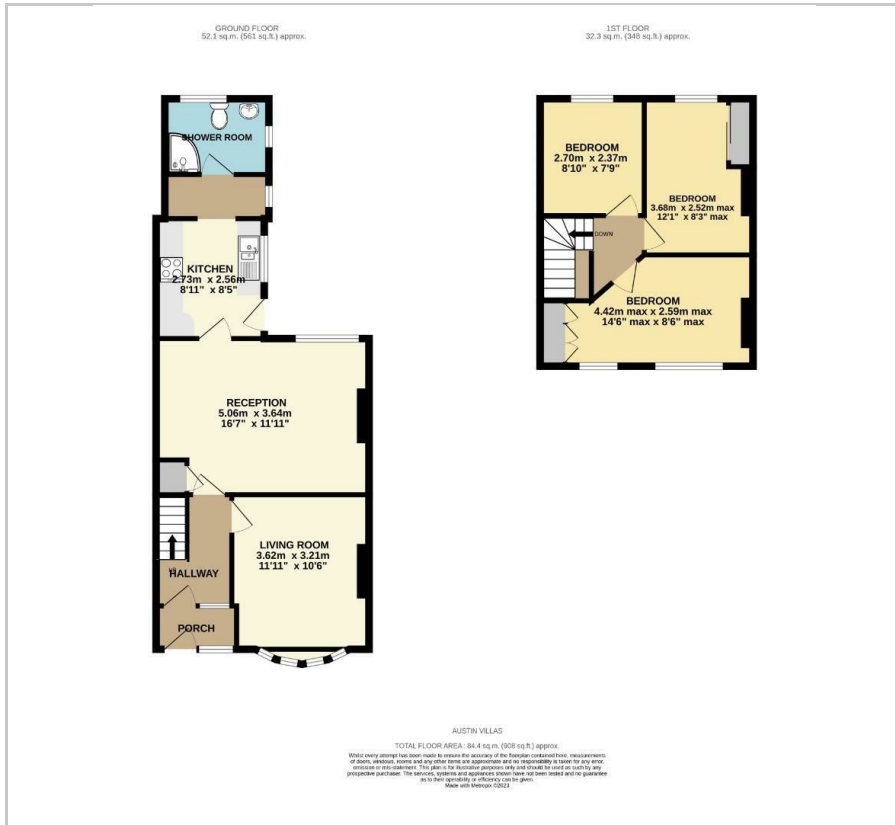
Price **£449,500**



**** WELL PRESENTED FAMILY HOME - EXCELLENT SCHOOL CATCHMENTS - PORCH & HALLWAY - 2 SEPARATE RECEPTION ROOMS - RE-FITTED KITCHEN - DOWNSTAIRS SHOWER ROOM - 3 BEDROOMS - GARAGE & DRIVE AT REAR - 2 SEPARATE REAR GARDENS - ALL ARTIFICIAL GRASS LAWNS - FITTED INTERNAL WINDOW SHUTTERS TO THE GROUND FLOOR WINDOWS - COUNCIL TAX BAND D - NO UPPER CHAIN **** We are delighted to be favoured with Sole Agency instructions to offer for sale this well presented and improved three bedroom family home situated on the border of Watford and Abbots Langley and being in excellent school catchments. The property benefits from the un-usual feature of two separate rear gardens, which have a garage and drive for 1 vehicle between them and access is gained to the garage and drive via a right of way. The house is offered with no upper chain and we would ask that you contact us without delay to arrange an early appointment to view.

- 3 Bedroom Family Home
- Porch & Hallway
- Re-fitted Kitchen
- 2 Separate Rear Gardens
- Council Tax Band D
- Garage & Drive At Rear
- 2 Separate Reception Rooms
- Downstairs Shower Room
- Excellent School Catchments
- No Upper Chain

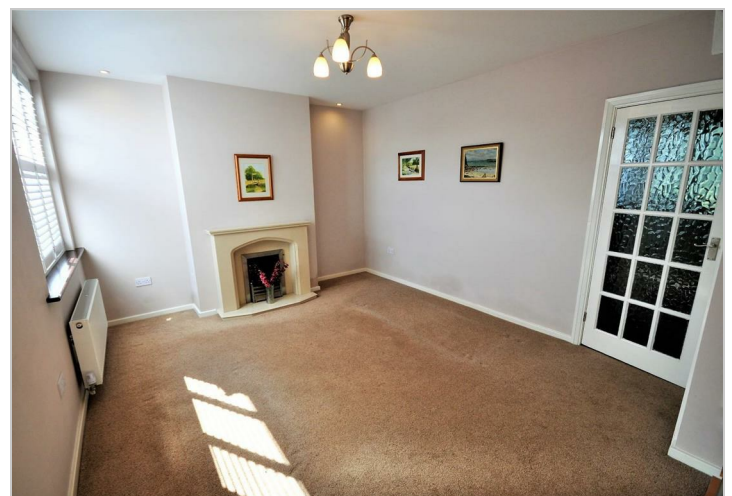
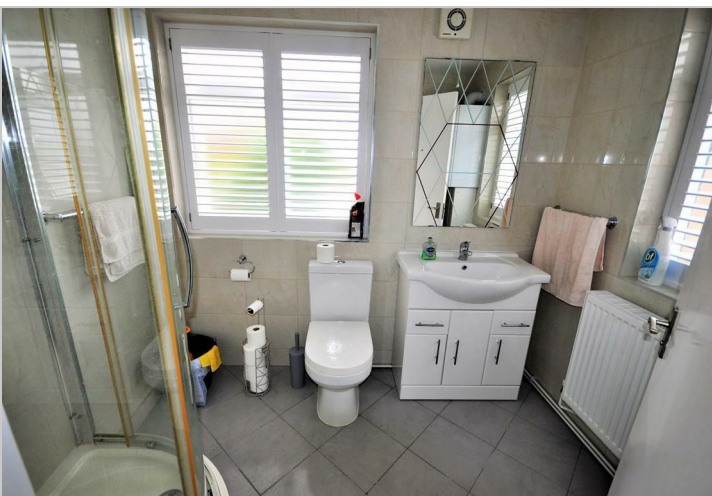
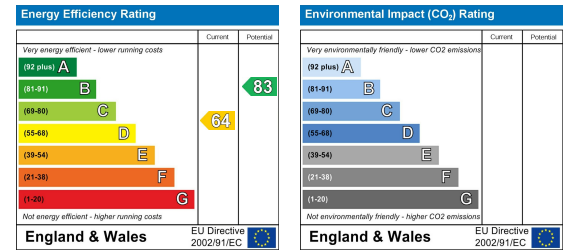
Floor Plan



Area Map



Energy Efficiency Graph



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