

The Chase, Watford, Hertfordshire, WD18 7JQ



£625,000 Freehold

3 Bedroom Semi Detached House

A THREE BEDROOM SEMI DETACHED HOUSE, only a short walk from Watford Boys Grammar School and close to Watford Town Centre.

- LIVING ROOM
- DINING ROOM
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- BATHROOM WITH SEPARATE W.C.
- REAR GARDEN
- DOUBLE GARAGE
- CLOSE TO WATFORD TOWN CENTRE
- PARKING FOR UP TO 5 CARS

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The ground floor offers a spacious living room overlooking the front of the property, a dining room to the rear and a modern fitted kitchen with side access to the rear garden.

There are three good-sized bedrooms on the first floor as well as a modern bathroom and separate W.C.

The rear garden is well-maintained with a concrete patio area and an area of lawn and a timber shed. There is also a double garage with driveway at the end of the garden, this can be accessed via a gate at the back of the garden or via the driveway.

The property occupies a most convenient position, close to Watford Metropolitan Line Station, Watford Town Centre and Cassiobury Park. Watford Shopping Centre is also within a mile away. The M25 is easily reachable from either junction 19 or 20, which provides easy access to Heathrow airport and the M1.

- Local Authority: Watford Council
- Council Tax: Band D Approx. £2236.30 (2024-2025)
- Approx. Floor Area: 1091.1 Sq ft / 101.4 Sqm
- Nearest Station: 0.6 miles Rickmansworth Station – Metropolitan/Chiltern Line

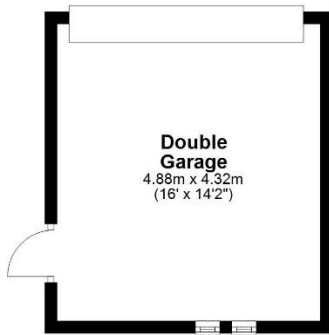


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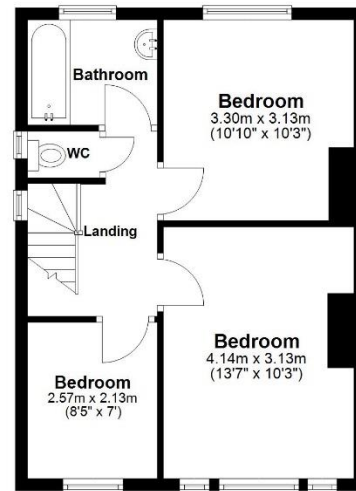
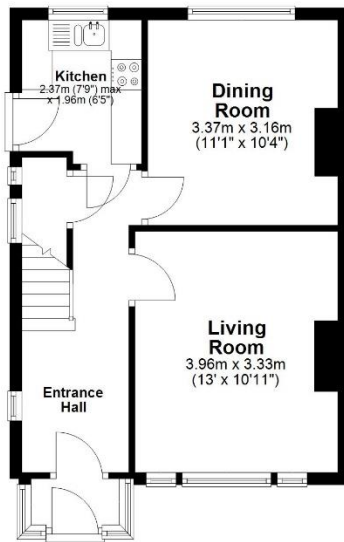
Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 101.4 sq. metres (1091.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

