

Observer Drive, Watford, Hertfordshire, WD18 7GR



£535,000 Freehold

2 Double Bedroom Terraced Townhouse

A modern TWO DOUBLE BEDROOM TOWNHOUSE situated a short walk from Watford Grammar School for Boys and Cassiobury Park & Nature Reserve.

- NO CHAIN
- LARGE KITCHEN/BREAKFAST ROOM
- 19' LIVING ROOM
- FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GUEST CLOAKROOM
- CONSERVATORY
- GARAGE
- PARKING FOR TWO CARS

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The entrance hallway provides access to a large L-shaped kitchen/breakfast room, staircase to the first floor and a guest cloakroom. There are double doors from the kitchen/breakfast room leading to the conservatory.

On the first floor is a 19' living room and a family bathroom and a further staircase to the second floor offering two good-sized double bedrooms with an en-suite shower room to the bedroom one, and both bedrooms benefitting from triple-fitted wardrobes.

The conservatory and kitchen both provide access to a low maintenance rear garden. There is a driveway to the front with parking for two cars and access to a large garage.

Situated approximately half a mile from Watford Metropolitan Line Station, offering easy access into Central London. Local bus routes pass nearby, whilst the area is serviced by local shops and excellent schooling such as Watford Grammar School for Boys. Watford Town Centre is approximately 1.4 miles away and it is a short drive to the M25 via Junction 19.

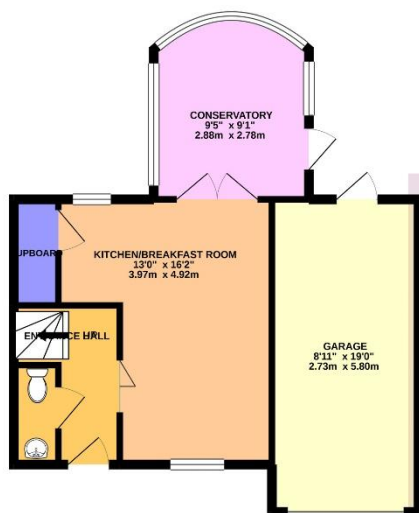
- Local Authority: Watford Borough Council
- Council Tax: Band E Approx. £2733.26 (2024-2025)
- Approx. Floor Area: 1374 Sq ft / 127.6 Sqm
- Nearest Station: 0.4 miles Watford Station – Metropolitan



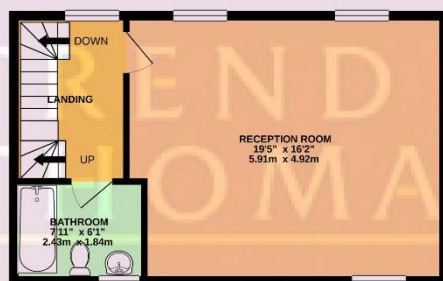
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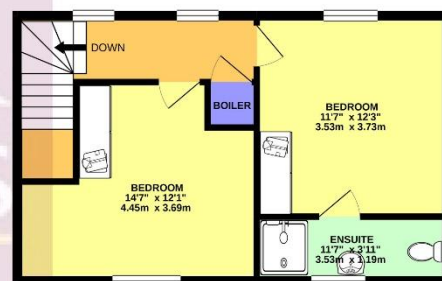
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1374 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

