



## Observer Drive, Watford, WD18

£535,000 Freehold

LARGE KITCHEN/BREAKFAST ROOM • 19' LIVING ROOM • FAMILY BATHROOM • TWO DOUBLE BEDROOMS • EN-SUITE  
SHOWER ROOM TO BEDROOM ONE • GUEST CLOAKROOM • CONSERVATORY • PARKING FOR TWO CARS

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





# TREND & THOMAS

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

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.

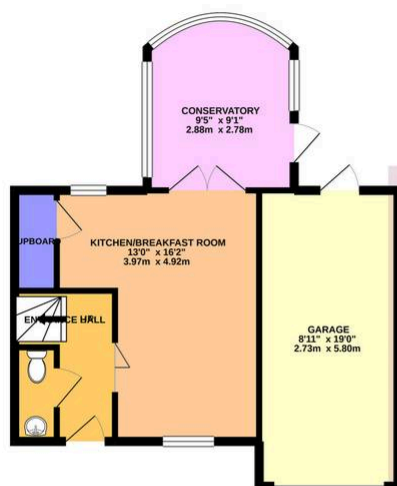
Council Tax band: E

EPC Energy Efficiency Rating: C

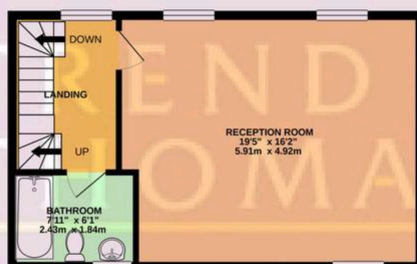
EPC Environmental Impact Rating: D



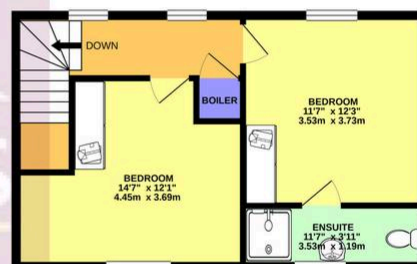
GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



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



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



OBSERVER DRIVE, WATFORD, WD18 7GR

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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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.