



- THREE BEDROOMS OFF LANDING
- SPACIOUS PROPERTY
- NO UPPER CHAIN
- EXTRA GUEST WC

Vicarage Road, Watford

The property is a three bedroom and bathroom all off landing Victorian terraced family home, providing bright and spacious accommodation. With benefits to include entrance hall, fitted kitchen, rear lobby, additional downstairs WC, conservatory, double glazing, gas central heating and secluded rear garden. Situated close to Watford Mainline Station and town Centre shops. NO UPPER CHAIN.

Asking Price Of £415,000



Property Description

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ENTRANCE Open arch entrance porch, Double glazed front door with inset panels leading to entrance hall with double panelled radiator, stairs to first floor, phone point and door to dining room.

DINING ROOM 11' 1" x 11' 1" (3.38m x 3.38m) Double glazed window to rear. Double panelled radiator, Archway through to lounge

LOUNGE 13' 3" x 10' 7" (4.04m x 3.23m) Double glazed bay window to front, tv ariel point, gas fire with marble surround and hearth. Double panelled radiator x 2. Electric consumer unit. Door to kitchen

KITCHEN 9' 7" x 8' 9" (2.92m x 2.67m) Inset single drainer 1.5 bowl sink unit with mixer tap. Range of matching wall units and base units with roll top work surfacing areas. Space for cooker. Plumbing for washing machine. Space for tumble dryer. Part tiled walls. Ceramic tiled floors. Double panelled radiator

CONSERVATORY 5' 4" x 7' 2" (1.63m x 2.18m) Lean to conservatory half brick and upvc double glazed with window to rear and door to exterior. With light Double panelled radiator. Power

REAR LOBBY 5' 10" x 4' 1" (1.78m x 1.24m) Under stairs storage recess housing gas meter with double glazed window to side. Door to rear lobby. Space for fridge freezer. Part tiled walls. Worcester boiler supplying domestic hot water and central heating.

GUEST W/C Comprising low flush w/c. Corner wash hand basin. Part tiled walls. Double glazed window to side. Panelled radiator.

LANDING Split level landing with access to part boarded and





insulated roof space.

BEDROOM 1 13' 8" x 12' 9" (4.17m x 3.89m) Double glazed bay window to front. Double panelled radiator. 2 x recessed built in sliding door wardrobes with further storage over. Further built in range of wardrobes extending on one wall incorporating dressing table unit with storage above

BEDROOM 2 10' 11" x 8' 10" (3.33m x 2.69m) Double glazed window to rear. Panelled radiator. Built in sliding door wardrobes with storage above.

BEDROOM 3 9' 2" x 7' 2" (2.79m x 2.18m) Double glazed window to rear. Panelled radiator



BATHROOM White suite comprising of panelled bath with twin grip, mixer tap and shower attachment. Tiled surround and shower rail. Pedestal wash hand basin and low flush w/c. Further half tiled walls. Double glazed window to side. Double panelled radiator. Extractor fan.

REAR GARDEN Approx. 30ft in length with rear pedestrian access and laid to lawn with separate garden store. Patio area. Flowering and shrub border and beds. Outside tap.

