



6 Tucker Street, Watford Fields, WD18 0AU

Price £479,000 Freehold

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 ChurchillsBushey



Price £479,000

**6 Tucker Street, Watford Fields, Watford, Hertfordshire,
WD18 0AU**

- Immaculate 2 Bed Terrace House
- Completely Refurbished
- 2 Reception Rooms
- Bathroom (off Bed1)
- Low Maintenance Garden
- Residents Permit Parking
- Close to Watford Town Centre
- Energy Rating: C

An immaculate 2 bedroom Victorian terraced house, completely refurbished by the present owners, 2 reception rooms, 19ft kitchen/breakfast room, 2 double bedrooms, bathroom (off bedroom 1), gas central heating, double glazing, low maintenance rear garden, residents permit parking, sought after convenient location, close to all local amenities, with easy access to Watford town centre & Watford High Street station





RECEPTION ROOM 1 12'4" (3.76m) x 11'7" (3.53m) Into Bay

Double glazed sash windows to front bay with fitted shutters and cupboard under, cast iron fire place feature, alcove shelving with cupboard under, Quickstep water resistant laminate wood flooring, archway to staircase to first floor

RECEPTION ROOM 2 12'4" (3.76m) x 10'6" (3.2m)

Double glazed sash window to the rear, fire place feature, storage cupboards with plumbing for washing machine, Quickstep water resistant laminate wood flooring, inset spot lights, open plan to

KITCHEN/ BREAKFAST ROOM 19'0" (5.79m) x 7'6" (2.29m)

Range of base and wall units, quartz working surfaces, inset butler sink with mixer tap, range cooker with feature extractor hood over, integrated fridge freezer and dishwasher, cupboard housing combination gas fired boiler, feature panelled wall, inset spot lights, wall lights, Quickstep water resistant laminate wood flooring, double glazed window to the side and double glazed patio doors leading to the garden

FIRST FLOOR LANDING

Access to loft

BEDROOM 1 12'4" (3.76m) x 10'6" (3.2m)

Cast iron fire place feature, double glazed sash window to the rear, storage cupboard, door to

BATHROOM

Roll top bath with Victorian style mixer tap and hand held shower attachment, independent walk in shower with Victorian style shower head, low flush wc, wash hand bowl on set of drawers, part panelled walls, double glazed sash window to the rear, inset spotlights

BEDROOM 2 12'4" (3.76m) x 10'2" (3.1m)

Cast iron fire place feature, double glazed sash window to the front, storage cupboard,

OUTSIDE

REAR GARDEN

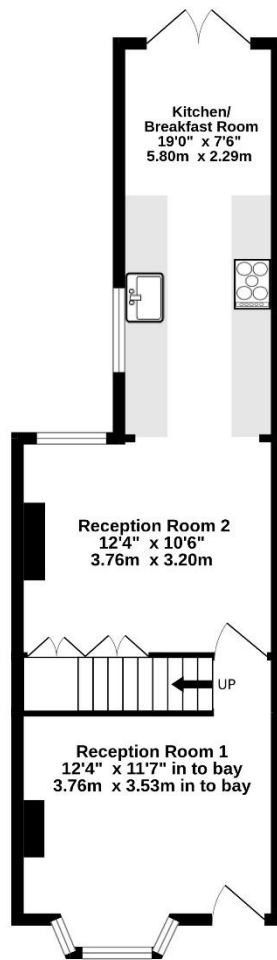
Low maintenance garden with Easy Grass, outside power point and tap

RESIDENTS PERMIT PARKING

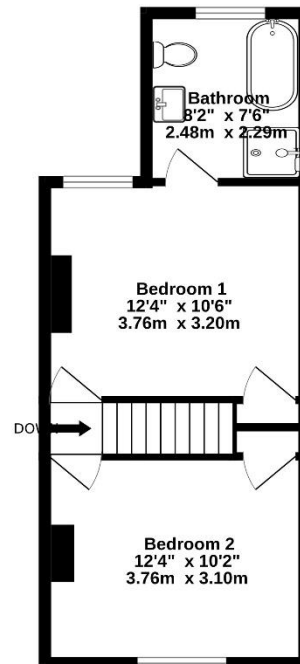
COUNCIL TAX

Watford Borough Council, Tax Band C, £1987.83 2024/2025


Ground Floor



1st Floor

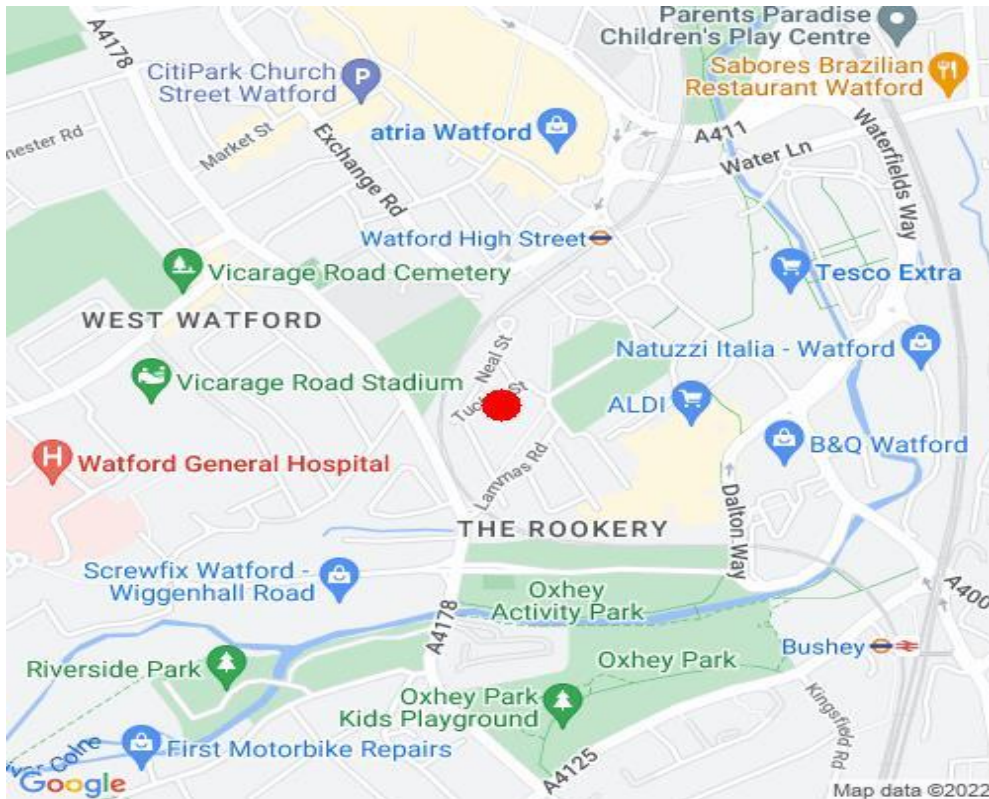


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.