



## 24 Brampton Road, Watford, WD19 7PB

Guide price £400,000

- Two Double Bedrooms
- Large Master Bedroom
- Well Presented Throughout
- Great Location
- Bright & Airy Reception Space
- Ready To Move In



# 24 Brampton Road, Watford WD19 7PB

Nestled in the highly sought-after area of Brampton Road, Watford, this charming mid-terrace house presents an excellent opportunity for those looking to make their mark on a well-proportioned home. Spanning 753 square feet, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining.

The residence features two comfortable bedrooms, providing ample space for families or those wishing to accommodate guests. The bathroom is conveniently located, ensuring ease of access for all. One of the standout features of this property is the possibility for off-street parking, which will then accommodate up to two cars, a rare find in such a desirable location.

For commuters, Carpenders Park station is just over a mile away, offering excellent transport links to London and beyond. This home is not only a blank canvas for your personal touch but also a fantastic investment in a vibrant community.

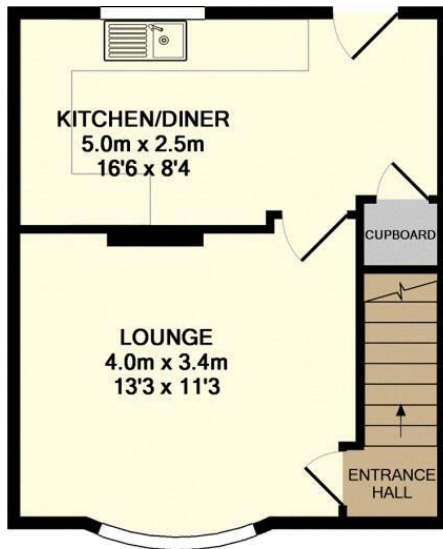
With its prime location and potential for enhancement, this property is an ideal choice for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to view this delightful home and envision the possibilities it holds.



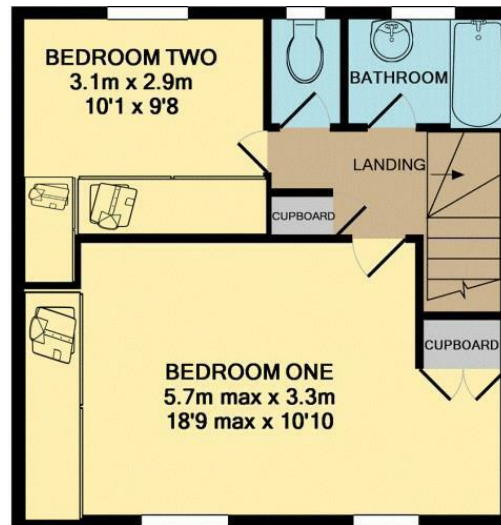
Council Tax Band: B







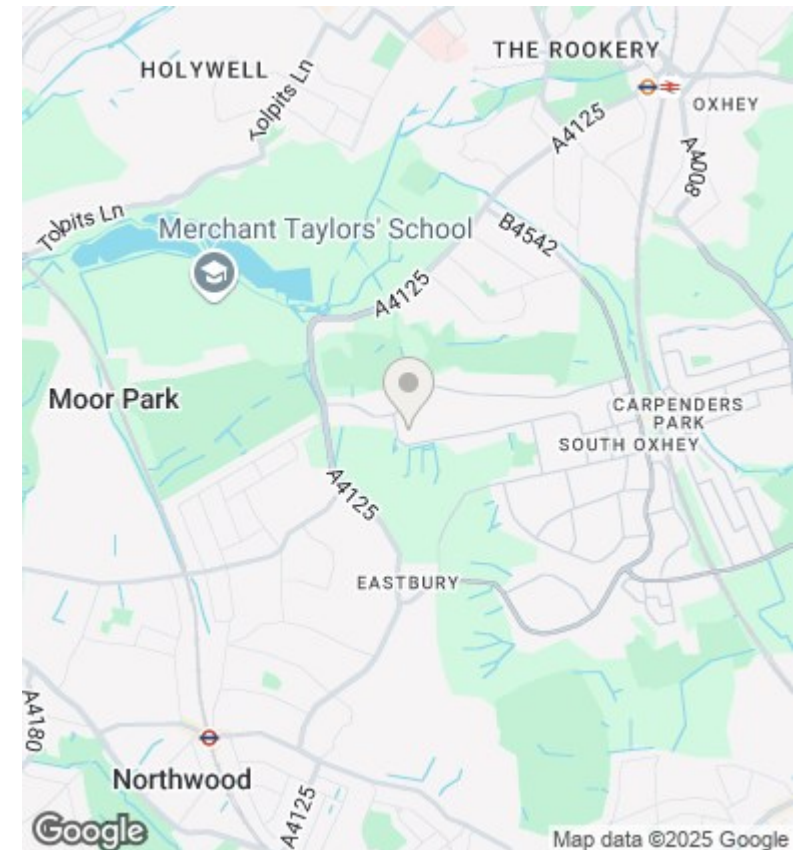
GROUND FLOOR  
APPROX. FLOOR  
AREA 30.1 SQ.M.  
(324 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.0 SQ.M.  
(366 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.1 SQ.M. (690 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>65</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC