



42 Bateson Drive, Leavesden, Watford, WD25 7NB

Guide price £168,000

- Two Double Bedrooms
- Well Maintained Garden
- Well Equipped Kitchen
- Walk In Shower
- Downstairs WC
- Allocated Parking
- Rare 40% Shared Ownership Opportunity
- Entrance Hall

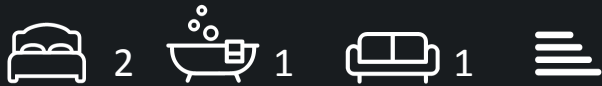
42 Bateson Drive, Watford WD25 7NB

40% Shared Ownership Property - £190,000 - £200,000. Situated in the ever-popular and highly sought-after Bateson Drive, this beautifully presented modern terrace home offers bright, stylish and exceptionally comfortable living throughout. Immaculately maintained and thoughtfully arranged, it combines contemporary finishes with practical design.

The ground floor features a modern fitted kitchen measuring 8' x 9' 3" (2.44m x 2.82m), complete with integrated fridge/freezer, gas hob, and sleek wall and base units. A well-decorated cloakroom and an impressively spacious lounge measuring 11' 11" x 15' 5" (3.63m x 4.70m) complete the ground floor, with double doors opening onto the patio and rear garden—perfect for al-fresco dining and relaxation.

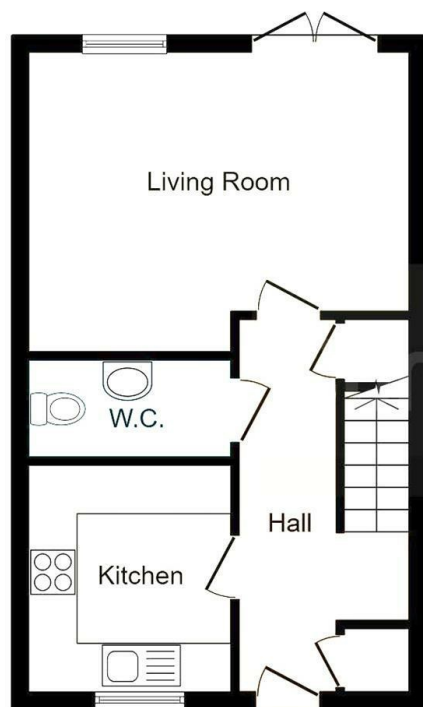
Upstairs, the property offers two generous double bedrooms:

- Bedroom 1: 15' 4" x 9' 4" (4.67m x 2.84m)

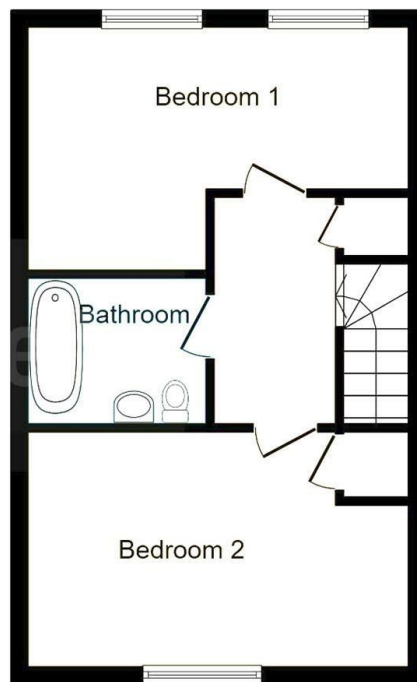


Council Tax Band:





Ground Floor



First Floor

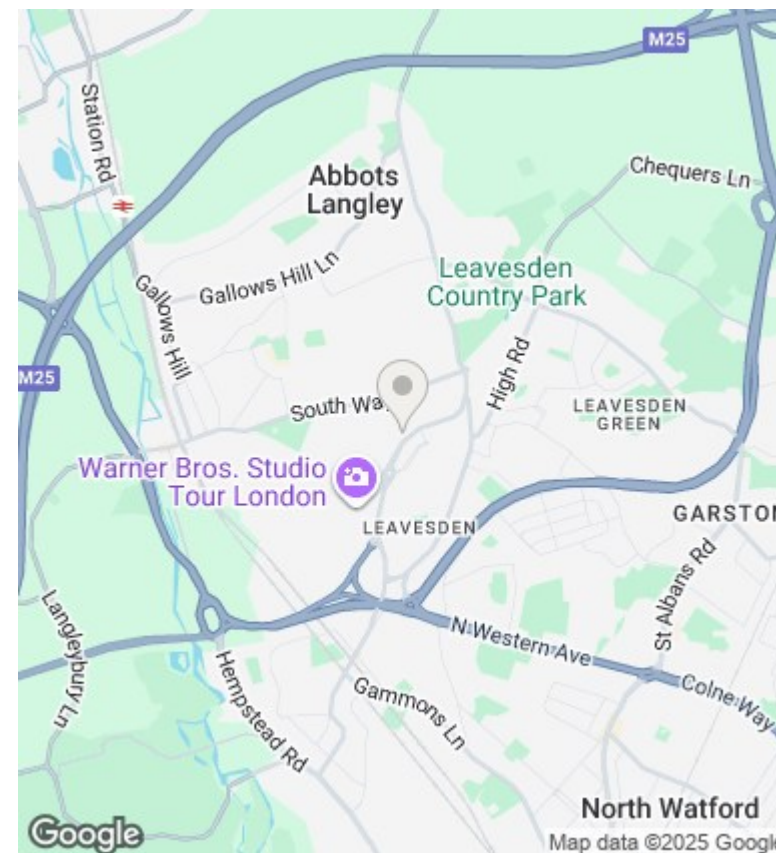
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Directions

Viewings

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

Council Tax Band



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