



An attractive FOUR BEDROOM semi detached family home located in the heart of the village and offered for sale with NO UPPER CHAIN. Set back from the road with an enclosed frontage and driveway the property BACKS ONTO FIELDS and OFFERS VIEWS TO BOTH FRONT AND REAR. Internally the accommodation benefits from THREE RECEPTION ROOMS, all measuring 16'2 to include lounge, sitting room and separate dining room plus the addition of an 18'3 KITCHEN/BREAKFAST ROOM and SPACIOUS DOWNSTAIRS SHOWER ROOM. Upstairs are four bedrooms and REFITTED FAMILY BATHROOM. Further benefits include UPVC DOUBLE GLAZED WINDOWS, oil fired radiator heating and enclosed driveway offering PARKING FOR 4/5 CARS. Fast Find 10704 Energy Rating - F



fast find
10704

Long Buckby Office

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25 photos available
on our Website



2 floorplans available
on our Website

£290,000

2 Main Street, Watford

Entered

Via a double glazed composite door into:

Entrance Porch 5' x 3'10" (1.52m x 1.17m)

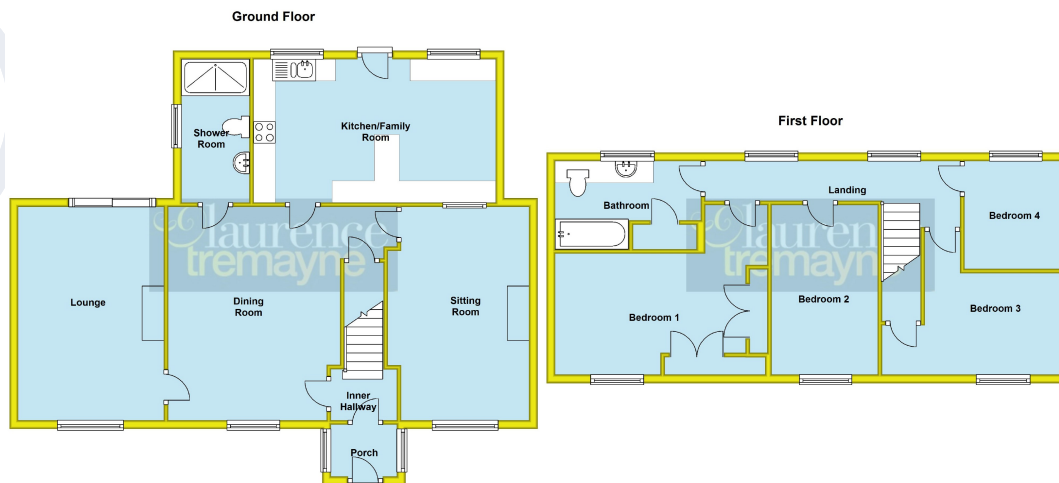
A brick built entrance porch with a tiled pitched roof with exposed ceiling timbers, given character by two arched shaped Upvc double glazed windows to both aspects and a feature port hole double glazed window directly above the door, tiled floor, glazed timber door in turn leads to:

Inner Hall 4'4" x 3'6" (1.32m x 1.07m)

Foot of stairs rising to first floor, hanging space for coats, door through to:

Dining Room 17' max reducing to 12'10" x 16'2" (5.18m max reducing to 3.91m x 4.93m)

A very good size central room which could be used for multiple purposes giving access to all of the remaining downstairs



accommodation. Finished with coved ceiling, door to understairs storage cupboard, double panel radiator, Upvc double glazed window to front aspect offering views, access to kitchen/family room, sitting room, lounge and downstairs shower room.

Lounge 16'2" x 11' (4.93m x 3.35m)

A very good size dual aspect room with the focal point being a feature brick built fireplace with a cast burner, Upvc double glazed window to front aspect which gives views over the pocket park and driveway and double glazed patio doors to the rear giving access to the rear garden, single panel radiator.

Sitting Room 16'2" x 10'8" max (4.93m x 3.25m max)

A lovely cosy third reception room with the focal point being a brick built feature fireplace with arched recesses either side

with wall light points and pine built storage units, finished with a stripped pine floor and pine Torus skirting, Upvc double glazed window to front aspect and double panel radiator. The room is given additional light by glazed opening half height doors through to the kitchen/family room.

Kitchen/Family Room 18'3" x 10'10" (5.56m x 3.30m)

A very good size kitchen/family/breakfast room measuring 18'3 which is fitted with a comprehensive range of both base and eye level units with ample block mahogany effect work surfaces over to three walls plus the addition of a breakfast bar. Within the units



are built in cooking appliances to include eye level Neff double oven, inset Neff induction hob with Neff canopy extractor fan over, inset one and a half bowl single drainer sink unit with swan neck mixer tap set below a Upvc double glazed window to rear aspect offering views over the garden and adjoining countryside. To the dining area of the room is additional workspace which has space and plumbing for washing machine and tumble dryer below, second Upvc double glazed window to rear aspect with a door between stepping out onto the rear garden. Finished with tiled floor and tiled splashback, double panel radiator, space and plumbing for dishwasher, built in fridge and freezer to one corner.

Downstairs Shower Room 10'10" x 5'1"
(3.30m x 1.55m)

A very good size downstairs shower/cloakroom which has been refitted with a full width walk in shower cubicle with fixed and flexi shower heads over, in addition the further two piece suite comprises of inset wash hand basin and concealed cistern WC set into built in bathroom base and wall units with a granite effect work surface over. Full tiling to all walls, tiled floor, heated chrome towel rail, double panel radiator, built in mirror with over unit lighting directly above the sink unit, Upvc double glazed window to side aspect.

Landing 19'1" x 3' (5.82m x 0.91m)

A gallery landing which runs across the back of the house with two Upvc double glazed windows offering far reaching views over the adjoining countryside, single panel radiator, access to loft, dado rail, white panel doors to all first floor accommodation.



Master Bedroom 16' x 9' plus additional 4'7" x 3'9" doorway (4.88m x 2.74m plus additional 1.40m x 1.14m doorway)

A good size master bedroom which is fitted with built in floor to ceiling wardrobes to two walls with further storage units above, finished with wood laminate flooring, Upvc double glazed window to front aspect offering views over the front garden and adjoining countryside.

Bedroom Two 12'10" x 8'4" (3.91m x 2.54m)

Upvc double glazed window to front aspect, single panel radiator.

Bedroom Three 13'8" reducing to 10'8" x 7'8" plus door recess (4.17m reducing to 3.25m x 2.34m plus door recess)

Finished with stripped pine floor and Torus skirting, Upvc double glazed window to front aspect with double panel radiator below.

Bedroom Four 8' x 8' (2.44m x 2.44m)

Again finished with stripped pine floor and Torus skirting, Upvc double glazed window to rear aspect offering views and double



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panel radiator below.

Family Bathroom 11' x 6'8" including airing cupboard (3.35m x 2.03m including airing cupboard)

Fitted with a three piece suite comprising of panel bath with mixer tap shower attachment over, inset wash hand basin and concealed cistern WC set into built in bathroom furniture to include base and wall units. Full tiling to all walls, Upvc double glazed window to rear aspect, double panel radiator, door to airing cupboard housing hot water cylinder and slatted linen shelving, extractor.

Outside

Front:

A most attractive frontage which is accessed via twin five bar timber gates set centrally with a gravel driveway providing off road

parking for 4/5 cars. Either side of the driveway is a shaped lawned area. The frontage is fully enclosed with a combination of fencing panels to one boundary and timber fencing to the two remaining boundaries. The garden is given a nice mature feel by semi-mature trees both within the lawn and to one side. Gated access then gives access to the rear.

Rear:

Directly behind the lounge is a slabbed patio seating area with a double width slabbed pathway continuing across the full width of the property. One steps leads to the lawned area with a dwarf wall running the full width of the property. Mainly laid to lawn the garden is fully enclosed by timber fencing and backs onto adjoining fields offering far reaching views over open countryside. The garden has a nice mature feel with semi-mature trees to one side boundary, planted flower borders, outside tap, outside lighting, to the side of the property is an enclosed trellis area which houses the plastic oil tank.

