



LAWRENCE RAND

Moortown Road, Watford

Guide Price **£450,000**

14 Moortown Road

- Two bedroom terraced house
- Family bathroom
- Loft space
- Modern kitchen
- Driveway
- No onward chain

With no upper chain this two bedroom, plus a loft space, terraced house offers spacious and well maintained living accommodation perfect for the growing family. Boasting a fully fitted modern kitchen with space for appliances, a breakfast bar and a glass door leading out to the rear garden. The ground floor has the added benefit of a guest cloakroom.

On the first floor there are two good sized bedrooms, the main bedroom having fitted wardrobes. A family bathroom completes the first floor. Stairs lead to the loft space which could also be used as a home office and has plenty of eaves storage.

The front driveway provides off-street parking for two cars.



Moortown Road is conveniently situated approximately 0.7 miles (1.2km) from Carpenders Park Overground Station, providing regular services between Euston and Watford Junction and 2.3 miles from Moor Park Station with regular services on the Metropolitan Line to Central London. Some of the areas sought after schools are also within the catchment area and central Watford is close by with its wide ranging amenities including the Atria Shopping Centre, multiplex cinema, three theatres, and numerous restaurants.

Verified Material Information:

Local authority: Three Rivers

Council tax band: C

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

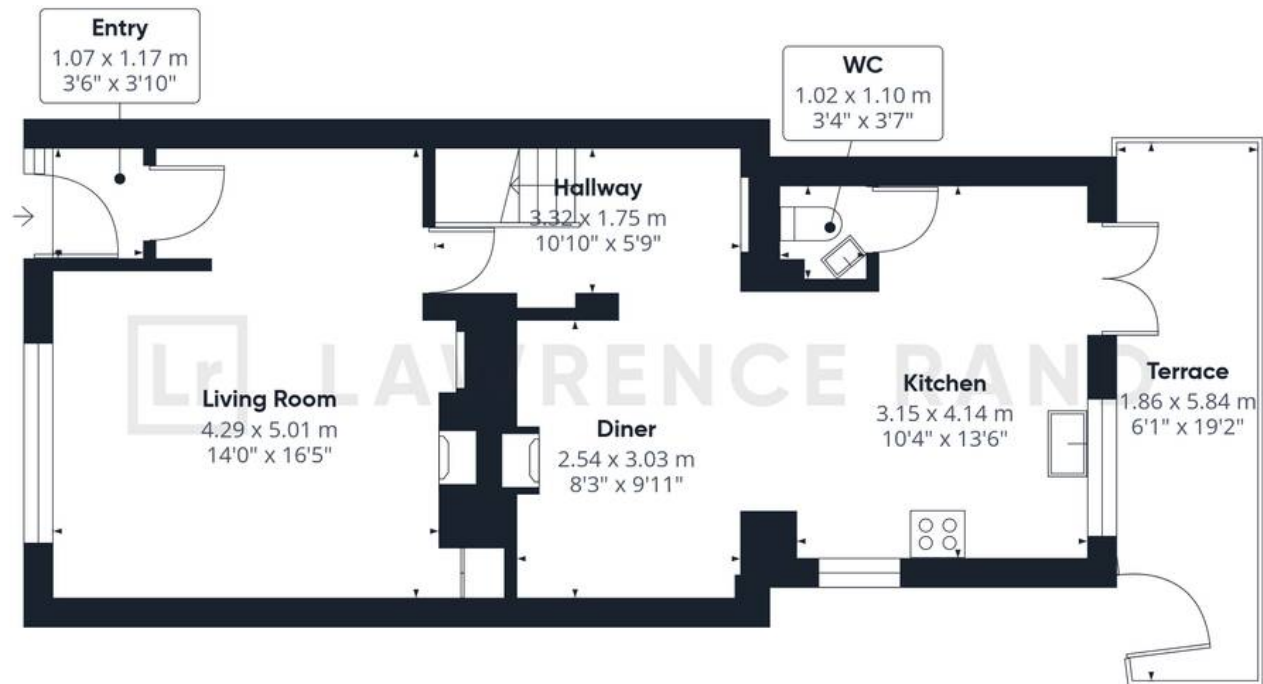
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

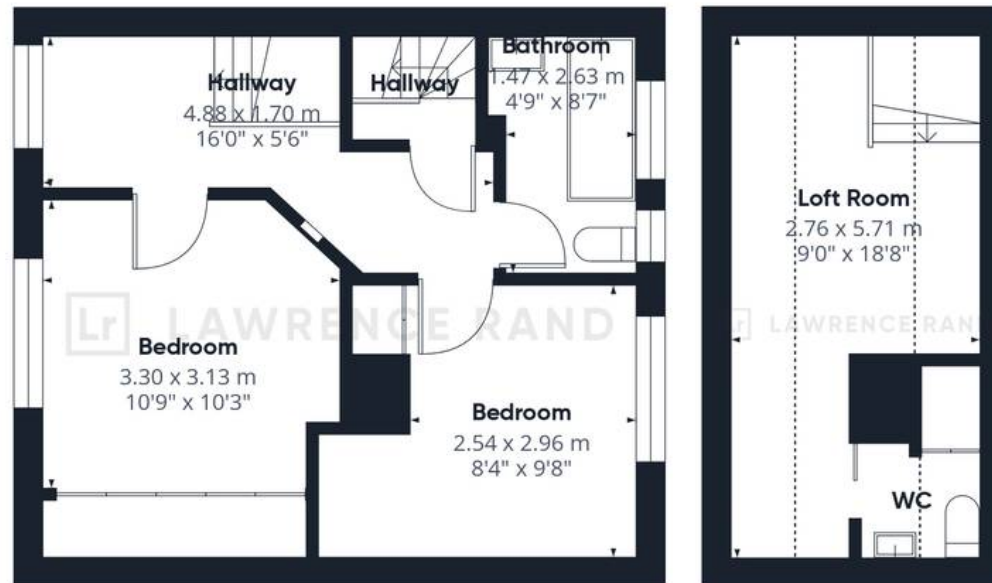
Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Ground Floor



Floor 1

Floor 2



Lawrence Rand

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